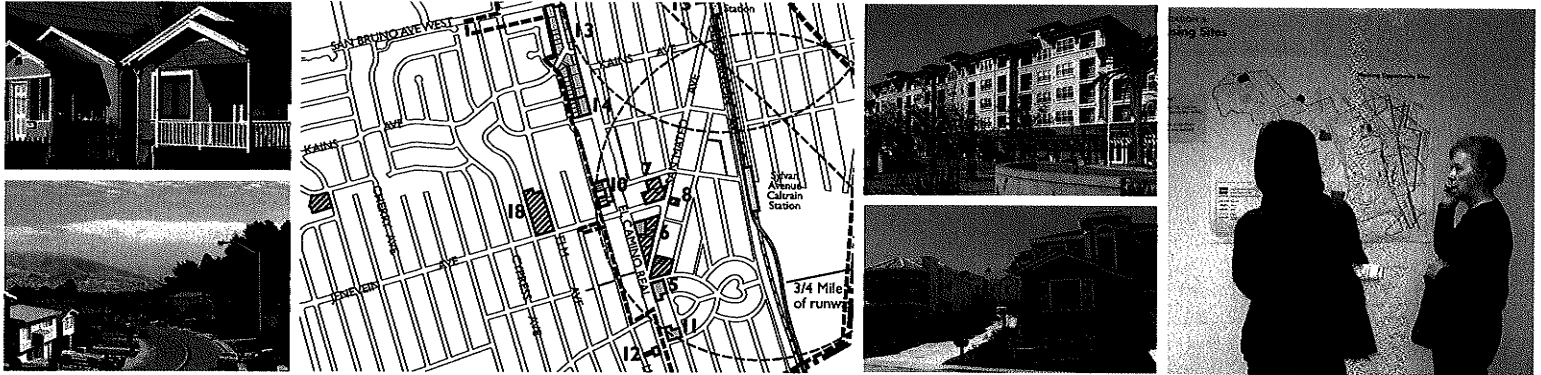


San Bruno Housing Element



2009-2014

FINAL DRAFT
February 2010

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I Introduction

I.1 PURPOSE

In accordance with California Government Code (Title 7, Division 1, Chapter 3, Article 10.6), this Housing Element, a component of San Bruno's General Plan, presents a comprehensive set of housing policies and actions to address identified housing needs for the years 2007–2014. It builds on an assessment of San Bruno's housing needs (including the City's regional housing needs allocation) and an evaluation of existing housing programs, available land, and constraints on housing production. Initiatives proposed to facilitate ongoing provision of affordable and market-rate housing in the city include conservation of residential neighborhoods, reuse of former school sites, redevelopment of transit corridors into mixed-use areas with residential components, and reduction of parking standards for housing units along transit corridors. All of these major initiatives are consistent with the recently-adopted San Bruno 2025 General Plan.

The State requires an update of a jurisdiction's housing element every five years. The San Bruno Housing Element was last comprehensively updated, certified, and adopted in 2003. The California Department of Housing and Community Development (HCD) granted the Association of Bay Area Governments (ABAG) an extension for this cycle; thus, this Housing Element spans eight years, from June 30, 2006, to June 30, 2014.

I.2 ORGANIZATION

This Housing Element addresses all of the topics required by State law (Government Code sections 65583 through 65589.7). Specifically, the Element describes:

- population and employment trends (Chapter 2),
- households characteristics and housing stock characteristics (Chapter 2),
- existing assisted housing and potential risk of conversion to market rates (Chapter 2),
- special housing needs (Chapter 2),
- opportunities for energy conservation (Chapter 2),
- governmental and non-governmental constraints (Chapter 3),
- a detailed site inventory addressing availability and suitability for affordable housing development (Chapter 4),
- quantified objectives that estimate the maximum number of units, by income level, to be constructed, rehabilitated or conserved over the planning period (Chapter 4),
- detailed accomplishments during the last Housing Element cycle (Chapter 4 and Appendix A), and
- a new five-year housing program with goals, programs, and implementation actions (Chapter 5).

Please see Appendix B for a complete summary of State law requirements and where these requirements are addressed in this Housing Element.

1.3 BRIEF SUMMARY OF ACCOMPLISHMENTS IN THE LAST CYCLE

MEETING THE 1999-2006 REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

During the last Housing Element cycle San Bruno not only made adequate sites available in order to meet its RHNA, but the affordable housing need was actually permitted and in many cases constructed. The total production and permitting that occurred during the last cycle vastly exceeded the RHNA for very-low, low-, and moderate-income affordability levels. Major affordable housing production occurred in line with the opportunity identified for the former U.S. Navy Western Division Site, as described in the last Housing Element. The affordable housing development on that site included: Archstone I (Meridian at the Crossing), approved in 2002, completed in 2005, and resulting in 60 very-low income rental units and 240 moderate-income rental units; Archstone II (Paragon at the Crossing), approved in 2005, completed in 2007 and resulting in 37 very-low income rental units and 148 moderate-income rental units; and the Village at the Crossing, a senior housing project approved in 2005 and completed in 2007 and resulting in 41 very-low income rental units and 187 low-income rental units. Chapter 4: Land Inventory and Quantified Objectives provides a more detailed summary of the housing production accomplished under the last RHNA.

REMOVING CONSTRAINTS

During the last Housing Element cycle San Bruno also made important progress in removing identified governmental constraints to the production of affordable housing. Examples include: amending the Zoning Ordinance to accommodate a 4th “loft floor” within the three-story height limit set by Ordinance 1284; adopting a second dwelling unit ordinance implementing AB 1866 to support the increased supply of smaller affordable units compatible with existing neighborhoods; and updating the General Plan with new mixed-use land use designations in the main transit corridors of the city in order to promote a mix of residential and non-residential uses near transit and near one another. Appendix A contains a program-by-program account of accomplishments of the last Housing Element, as well as recommendations for keeping, modifying, or removing programs based on City staff experience with implementation over the last 5 years. The evaluation was used as the basis for the housing programs contained in this Element.

1.4 RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The San Bruno 2025 General Plan was adopted on March 24, 2009. This updated Housing Element for 2007-2014 is fully consistent with the other elements in the San Bruno 2025 General Plan, and in fact is designed as an integral step in the implementation of General Plan goals and policies. For instance, Chapter 3: Housing Constraints and Resources describes the new General Plan Land Use Designations, provides maps of both the new designations and existing zoning, and explains how the new designations work hand-in-hand with Housing Element programs such as **Program 2-A** (Update the Zoning Ordinance to be consistent with the General Plan) to encourage new residential development that is close to services and transit. In another example, **Program 2-D** (Reuse former school sites) contains a specific action to remind City staff to require the redevelopment of the Crestmoor school site to cluster housing in order to preserve the open space on that site in accordance with General Plan policy OSR-8. In yet another example, **Program 2-J** requires annual performance evaluations of the Housing Element programs in conjunction with annual review of the General Plan and describes how City staff will handle inconsistencies identified in the future. As these examples highlight, this Housing Element is carefully tuned to the policy priorities of the new General Plan, and whenever possible the programs pro-

vided herein refer to the General Plan and other important guidance documents underway (such as the Residential Design Guidelines and the Downtown and Transit Corridors Plan) when describing implementation. These examples and more in the coming pages are the means by which General Plan consistency will be achieved and maintained (Government Code Section 65583(c)(6)(B)).

1.5 INFORMATION SOURCES

The information for this Housing Element Update came from a variety of sources. Sources used include, but are not limited to: U.S. Census (Census 2000), U.S. Department of Housing and Urban Development (HUD) State of the Cities Data Systems: Comprehensive Housing Affordability Strategy, Claritas, Inc., San Mateo County Office of Housing, San Mateo County 21 Elements Process, California Housing Partnership Corporation, the Association of Bay Area Governments (ABAG) Projections (primarily 2007, secondarily others), 2009 San Mateo HOPE Report on Homelessness, and City staff.

1.6 PUBLIC PARTICIPATION AND OUTREACH

Another important source of guidance in the development of this Housing Element was the wider San Bruno community. Public outreach conducted as part of this Housing Element update included:

- **Mayor's Affordable Housing Lunch Meeting.** On June 12, 2008, the City of San Bruno held a Mayor's Affordable Housing Lunch Meeting in which 13 professionals from the housing industry (mostly non-profit housing organizations) participated. During this meeting most participants asked City Staff questions and brainstormed about general directions to take for affordable housing, such as: identifying City role in site acquisition, lot consolidation, and funding subsidies; incorporating affordable housing strategies into the Downtown and Transit Corridors Plan process; targeting infrastructure improvements that will facilitate housing development; and evaluating existing and new financing sources.
- **Stakeholder/Housing Service Provider Forum.** On December 11, 2008, the City of San Bruno held a forum for stakeholders and housing service providers. The forum took place at City Hall in conference room 115 from 11:00am until 1:00pm, with lunch provided. The outreach effort for this event was intended to reach those who provide housing services to and advocacy for lower-income households, people with disabilities, the homeless, and other special needs groups, as well as developers who specialize in market rate housing options. An invitation was extended by phone and/or email to 24 non-profit organizations, 19 religious groups, eight county agencies, five real estate developers, as well as representatives of other local interests including school districts, the County Association of Realtors, the League of Women Voters, and licensed care facilities. As a result of this effort, 14 stakeholders attended the forum. Key issues and suggestions raised by participants included: improving predictability in the city's development process, lowering parking standards, consolidating small parcels, considering changes to Ordinance 1284 (which caps residential density), providing more supportive housing, and identifying funding sources in the current economic climate.
- **Planning Commission Study Session.** As a follow-up to the stakeholder forum, a study session was held during the Planning Commission meeting on December 16, 2008. The

Commission was briefed on the Housing Element update process, recent housing trends, and stakeholders' concerns, and members were asked for their feedback. This meeting was open to the public. Key issues and suggestions raised by the Planning Commission included: the need for small-sized housing, considering changes to Ordinance 1284 (which caps residential density), consolidating small parcels with the help of the Redevelopment Agency, better understanding the pros and cons of the Section 8 (Housing Choices Voucher) Program, legalizing non-conforming units, and lowering parking requirements.

- **Housing Element Open House.** On June 11, 2009, from 6:00pm to 8:00pm a community Open House on the Draft Housing Element was held at City Hall to provide an opportunity for community members to comment on some of the identified needs, constraints, opportunity sites, and proposed programs. In order to provide the best outreach access to community members of all income levels, the Open House was advertised in a utility bill insert at the beginning of the month which arrived at all households that receive paper bills in the mail. It was also advertised on a cable TV broadcast, as well as through the email distribution list developed for the stakeholders' forum (described above). Over 22 community members attended the Open House, and most were not service providers. Community members who attended and responded to questions expressed support for more senior housing opportunities, senior housing mixed with family housing, and affordable housing mixed with market-rate housing, and some concern about changing height limits unless compatible with surrounding uses.
- **Downtown and Transit Corridor Planning Outreach Process.** The public process for the Transit Corridors Plan, including Steering Committee meetings and community workshops, has also addressed housing issues in the transit oriented development and downtown districts. Input from these outreach activities is incorporated as necessary into this Housing Element.
- **City Council Meeting.** In preparation for the submission of a draft to HCD, a City Council Study Session was held on the Draft Housing Element on August 25, 2009. The draft Housing Element was made available to the Council members via the City website five weeks before the Study Session. The hard copy document was provided to the Council members on July 17. The Study Session Agenda was noticed and the memo was posted on the City website on August 21, 72 hour prior to the meeting. Supervisor Carole Groom's office was notified about the meeting per their request to have the opportunity to address the Council regarding the County HOPE Plan and countywide efforts to address homelessness. St. Bruno's church was also notified because they had expressed an interest in the discussion on homeless shelters. Feedback received during the City Council meeting was incorporated into the Housing Element as necessary prior to submission to HCD.

All sources of public input were used to identify Housing Element priorities and new programs, as well as to tailor programs and background information to better serve the community.

2 Housing Needs Assessment

This chapter provides demographic and housing market information to evaluate existing and future housing needs. The main purposes of this assessment are to identify population groups with the greatest housing needs and to provide a general direction and focus for future housing initiatives.

Several data sources were used in this chapter. Most of the detailed demographic information is provided by the Decennial Census. Unless otherwise specified, the 2000 U.S. Census is used and is cited as “Census 2000”. In the intervening years, however, cities’ demographics change, and more current estimates are desirable.

Claritas, Inc. is a market research company that compiles demographic data for many Census categories and produces yearly estimates. Claritas’ 2008 estimates were used for many basic demographic tabulations. However, Claritas does not go into the level of detail required for analysis of special needs populations, so Census 2000 and the U.S. Department of Housing and Urban Development’s (HUD) State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) data is used for these topics and any others that Claritas does not cover. Finally, for long-range population and employment forecasts, we used the ABAG 2007 projections.

2.1 POPULATION

Much of San Bruno’s population growth occurred between 1940 and 1970. Post-World War II construction resulted in a population boom from 6,500 in the 1940s to 35,000 in the mid-1960s. Since that time, the population has increased only moderately due to land constraints. As shown in Table 2.1-1, the city’s population grew from 35,700 in 1985 to 41,400 in 2005¹. This represents an average annual increase of 0.7 percent over that 20-year time period. Claritas estimates that San Bruno’s population in 2008 was 40,706. ABAG projects that San Bruno’s population will grow annually by 0.8 percent between the years 2005 and 2025, reaching 48,600 in 2025. In comparison, San Mateo County grew by a slightly larger amount between 1985 and 2005—0.9 percent annually—and is anticipated to slow growth to approximately 0.7 percent annually through the year 2025.

¹ The population number provided in the General Plan—42,215—comes from the Department of Finance. The ABAG and Claritas projections numbers are used here for comparability and consistency throughout this Housing Element.

Table 2.1-1: Population Growth Trends in San Bruno and San Mateo County

	1985	1995	2005	Projected 2015	Projected 2025	Percent Annual Growth 1985-2005	Percent Annual Growth 2005-2025
San Bruno	35,700	41,100	41,400	45,200	48,600	0.7	0.8
San Mateo County	607,850	696,450	721,900	772,300	823,400	0.9	0.7

Source: ABAG Projections, 1990 (1985 estimates); ABAG Projections, 1996 (1995 estimates); and ABAG Projections, 2007 (2005 estimates, 2015 and 2025 projections).

As evidenced by slow population growth in the past two decades, San Bruno is virtually built-out. The city must accommodate additional housing units (and population) through infill and redevelopment.

AGE

Table 2.1-2 shows the estimated distribution of residents by age group within San Bruno. According to Claritas' 2008 demographics estimate, 23 percent of San Bruno residents were under the age of 18. The majority of residents (65 percent; 26,525 people) were between the ages of 18 and 64 and constitute the city's workforce-age population. Elderly residents (age 65 or greater) comprised 12 percent of the population. The 2008 age distribution in San Mateo County was nearly identical to that in San Bruno. There has been little change in both San Bruno's and San Mateo County's age distributions between 2000 and 2008, except for slight percentage gains in the cohorts for ages 45 and older, indicating a gradually aging population.

Table 2.1-2: Age Distribution in San Bruno

Age Group	1990		2000		2008	
	Number	Percent	Number	Percent	Number	Percent
Less than 5 years	2,629	7	2,368	6	2,709	7
5 – 17 years	5,841	15	6,774	17	6,491	16
18 – 20 years	1,500	4	1,502	4	1,353	3
21 – 24 years	2,505	6	1,840	5	1,852	5
25 – 44 years	15,021	39	13,939	35	11,640	29
45 – 54 years	4,140	11	5,970	15	6,608	16
55 – 59 years	1,695	4	1,853	5	2,887	7
60 – 64 years	1,550	4	1,347	3	2,185	5
65 – 74 years	2,622	7	2,469	6	2,673	7
75 – 84 years	1,149	3	1,594	4	1,638	4
Greater than 85 years	309	1	508	1	670	2
Total	38,961	100	40,164	100	40,706	100

Note: Items may not sum to total due to rounding.

Source: Censuses 1990 and 2000; Claritas, 2008.

RACE

The racial diversity of San Bruno's population is representative of the wider San Mateo County population. According to Claritas' 2008 estimate, 53 percent of San Bruno residents were White, 22 percent were Asian, and 2 percent were African American. Nine percent identified as Multi-racial. Twenty-six percent of all residents were of Latino or Hispanic origin.² Over the last eight years, the racial composition of the city has changed somewhat—the percentage of White residents decreased from 58 percent in 2000 to 53 percent in 2008, and the percentages of Asian and multi-racial residents increased.

Table 2.1-3: Race and Ethnicity Distribution in San Bruno

Race	1990		2000		2008	
	Number	Percent	Number	Percent	Number	Percent
White	27,904	69	23,156	58	21,601	53
Black	1,589	4	807	2	736	2
Asian	6,987	17	7,506	19	9,012	22
Some Other Race	2,188	5	5,691	14	5,871	14
Multi-Racial	n/a	n/a	3,005	8	3,486	9
Ethnicity						
Hispanic (Any Race)	7,252	21	9,686	24	10,478	26
Not Hispanic (Any Race)	31,709	79	30,479	76	30,228	74

Note: Items may not sum to total due to rounding. Multi-Racial was not a separate category in the 1990 Census. Hispanic is listed separately because persons in this category can be more than one race.

Source: Censuses 1990 and 2000; Claritas, 2008.

2.2 HOUSEHOLDS

The number of households in San Bruno increased at a slower rate than the city's population during the last two decades due to an increase in average household size. Table 2.2-1 illustrates household growth trends through the year 2025. The number of households in San Bruno increased from 14,130 in 1985 to 15,210 in 2005, or about 0.4 percent annually. Both population and households are anticipated to maintain an average annual growth rate of 0.8 percent through year 2025. ABAG projects that the average San Bruno household will hold steady at 2.72 persons per household through the year 2025. It is possible that the average household size is slightly larger than this estimate due to the presence of undocumented residents.

² Latino or Hispanic was not a separate race category in the 1990 and 2000 censuses. All persons who were reported as Latino or Hispanic were also reported as belonging to another racial category. Multi-Racial was not a separate race category in the 1990 Census.

Table 2.2-1: Household Growth Trends in San Bruno

	1985	1995	2005	Projected 2015	Projected 2025	Percent Annual Growth 1985-2005	Percent Annual Growth 2005-2025
Total Population	35,700	41,100	41,400	45,200	48,600	0.7	0.8
Total Households	14,130	14,720	15,210	16,560	17,990	0.4	0.8
Average Household Size	2.57	2.71	2.72	2.73	2.72		

Source: ABAG Projections, 1990 (1985 estimates); ABAG Projections, 1996 (1995 estimates); and ABAG Projections, 2007 (2005 estimates, 2015 and 2025 projections).

HOUSING TENURE

Table 2.2-2 shows the number of vacant and occupied housing units in San Bruno, as well as the rate of home ownership. According to Claritas' demographic estimate, 63 percent of households owned their homes and 37 percent rented in 2008. These percentages are unchanged from Census 2000.

Vacancy rates in the city indicate a potential housing shortage, particularly of rental housing. Claritas estimates the overall housing vacancy rate in San Bruno at 3 percent in 2008. This represents a slight loosening in the housing market since 2000, when Census 2000 reported a 2 percent overall vacancy rate. A vacancy rate of 3 percent generally is considered normal for owner-occupied housing, as is a vacancy rate of 5 percent for rental housing. Therefore, a 3 percent vacancy rate in rental housing indicates a tight market and a potential shortage. At normal vacancy rates, housing and rent prices tend to be more stable due to a more balanced supply and demand for housing.

Table 2.2-2: Housing Units by Tenure in San Bruno (2008)

	Housing Units	Percent of Occupied	Percent of Total
Occupied	14,784	100	97
Owner	9,356	63	
Renter	5,428	37	
Vacant	452		3
Total	15,236		100

Source: Claritas, 2008.

HOUSEHOLD TYPES

According to 2008 estimates, the majority of San Bruno's households were married couple families. As seen in Table 2.2-3, 51 percent of San Bruno households were married couples either with or without children. Single-person households made up 26 percent of the city's households, and 7 percent of San Bruno households were non-family multi-person households (defined as two or more unrelated people living together). Nearly 4,610 households (31 percent) were families with children, a majority of which were married couple families with children. The average family size was 3.29 persons per family, which was larger than the average household size of 2.72 persons per household. These estimated percentages are virtually unchanged from

Census 2000; household size trends have held steady in San Bruno since 1995, at around 2.7 persons per household.

Table 2.2-3: Household Types in San Bruno (2008)

<i>Household Type</i>	<i>Households</i>	<i>Percent of Total</i>
Family Households	9,910	67
With Own Children	4,608	31
Married Couple Families	7,575	51
With Own Children	3,555	24
Female Householders ^a	1,658	11
With Own Children	760	5
Male Householders ^a	677	5
With Own Children	293	2
Average Persons per Family	3.29	
Non-Family Households	4,874	33
Single Person Households	3,799	26
Non-Family Multi-Person Households	1,075	7
Total Households	14,784	100
Average Persons per Household	2.72	

Note: Items may not sum to total due to rounding.

^a Female and male householders are single householders with families. Married couple families + female householders + male householders = all family households.

Source: Claritas, 2008.

According to Census 2000, there was little difference between household types and sizes in San Bruno versus San Mateo County. In 2000, about 67 percent of households in San Mateo County were families, with most of those being married couples. 31 percent of households were families with children, and 33 percent were non-family households.

2.3 EMPLOYMENT

San Bruno is primarily a residential community and contains more employed residents than jobs. However, the number of jobs has increased at a faster rate than population over the last 20 years. Table 2.3-1 shows employment growth trends for the city and San Mateo County. San Bruno's job base grew by an average of 2.5 percent annually between 1985 and 2005, whereas the city's number of employed residents actually decreased very slightly over that same time period. However, 3,000 jobs were added in October 2005 with the reopening of The Shops at Tanforan, which added 100,000 square feet of total space. ABAG projects annual employment growth to average 2.1 percent per year in San Bruno through the year 2025. The number of employed residents is projected to increase at a rate of 1.6 percent annually. San Mateo County has seen more modest annual employment growth in the last 20 years (1.1 percent), but the rate is also expected to increase to 1.5 percent annually through 2025.

Table 2.3-1: Employment Growth Trends in San Bruno and San Mateo County

	1985	1995	2005	Projected 2015	Projected 2025	Percent Annual Growth 1985-2005	Percent Annual Growth 2005-2025
San Bruno							
Employed Residents	20,900	21,100	19,040	22,400	26,250	(0.5)	1.6
Total Jobs ^a	10,390	14,120	16,910	16,770	20,980	2.5	2.1
Jobs/Employed Residents Ratio	0.50	0.67	0.88	0.75	0.80		
San Mateo County							
Employed Residents	331,900	351,700	318,600	366,600	422,800	(0.2)	1.4
Total Jobs	273,350	318,350	339,460	391,910	454,170	1.1	1.5
Jobs/Employed Residents Ratio	0.82	0.91	1.07	1.07	1.07		

a. Note that Total Jobs for San Bruno and San Mateo County in 2005 include an additional 3,000 jobs to account for the reopening of the Shops at Tanforan.

Source: ABAG Projections, 1990 (1985 estimates); ABAG Projections, 1996 (1995 estimates); and ABAG Projections, 2007 (2005 estimates, 2015 and 2025 projections).

San Bruno's Peninsula location and proximity to the San Francisco International Airport (SFO) make it a desirable residential location. According to ABAG, SFO and the City of San Francisco were home to 24,270 and 553,090 jobs, respectively, in 2005. Residential commute patterns further demonstrate that San Bruno is a bedroom community for neighboring job centers; the 2000 U.S. Census estimated that 86 percent of San Bruno's employed residents worked outside the city, and 51 percent worked outside San Mateo County. Tables 2.3-2 through 2.3-5 paint a picture of the employment context in San Bruno between 2000 and 2008: they depict the jobs residents in San Bruno have by industry, occupation, and type of employer, as well as provide a recent list of the largest employers in the county. What we see from the 2008 distribution of jobs by occupation is that San Bruno residents hold a wide variety of jobs with different associated incomes. Therefore, the City will continue to work to make housing opportunities available at all income levels.

San Bruno itself is emerging as a hub of high-technology, internet-based companies. The Bayhill Office Park has proved attractive to this type of company. Companies are also attracted to San Bruno's easy accessibility via BART, Caltrain, and freeways. San Bruno's office vacancy rate in the first quarter of 2009, at 11 percent, is lower than the 14 percent County average.³ According to ABAG's Projections 2007, employment growth in San Bruno will proceed at a faster rate than that of San Mateo County overall from 2010 through 2035.

³ CB Richard Ellis, Inc., San Francisco Peninsula Office MarketView, First Quarter 2009.

Table 2.3-2: San Bruno Employment by Industry (2000)

	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	16	<1
Construction	1,299	6
Manufacturing	1,672	8
Wholesale Trade	1,016	5
Retail Trade	2,858	13
Transportation, warehousing, and utilities	2,262	11
Information	857	4
Finance, insurance, real estate, rental and leasing	1,851	9
Professional, scientific, management, administration	2,269	11
Educational, health and social services	3,020	14
Arts, entertainment, recreation, and services	2,031	10
Other Services	1,214	6
Public Administration	999	5

Source: Census 2000.

Table 2.3-3: San Bruno Employment by Occupation (2008)

	Number	Percent
Management, Business, and Financial Operations	3,042	14
Professional and Related Occupations	3,890	18
Service	3,428	16
Sales and Office	7,062	33
Farming, Fishing and Forestry	28	<1
Construction, Extraction and Maintenance	2,029	9
Production, Transportation and Material Moving	2,213	10

Source: Claritas, 2008.

Table 2.3-4: San Bruno Employment by Type of Employer (2008)

	Number	Percent
For profit Worker	16,466	76
Non-profit Worker	979	5
Local Government Worker	1,858	9
State or Federal Government Worker	956	4
Self-employed	1,361	6

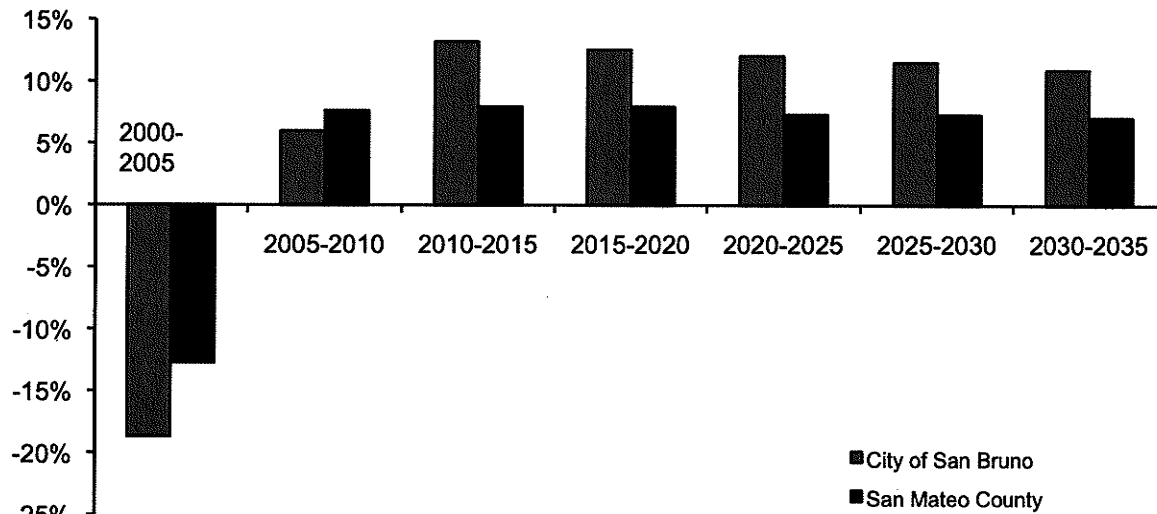
Source: Claritas, 2008.

Table 2.3-5: Largest Employers in San Mateo County (2006)

Employer	Industry	Employees
United Airlines	Airline	10,328
Oracle Corporation	Software	7,000
Genentech Inc.	Biotechnology	5,763
County of San Mateo	Government	5,288
Kaiser Permanente	Healthcare	3,992
United States Postal Service	Government/Postal Service	2,396
Safeway Inc.	Supermarket	2,140
Appera (Applied Biosystems)	Biotechnology	2,000
Visa USA	Financial Services	1,901
Electronic Arts Interactive	Entertainment	1,800

Source: California Employment Development Department, San Mateo County Profile, 2006 from 21 Elements process.

Figure 2.3-1: Current and Projected Job Growth, San Bruno and San Mateo County



Note: This graph does not reflect the 3,000 jobs created between 2000 and 2005 as a result of the redevelopment and opening of the Shops at Tanforan.

Source: ABAG Projections, 2007.

JOBS/EMPLOYED RESIDENTS RATIO

The jobs/employed residents ratio is a comparison of total jobs in the city to the number of employed residents who live in the city (but could be working either in the city or in surrounding jurisdictions). A jobs/employed residents ratio of greater than one suggests a net in-commute of workers into the city; a ratio of less than one suggests a net out-commute. San Bruno's jobs/employed residents ratio of 0.88 in 2005 reflects its proximity to major employment centers along the Highway 101 corridor.

While the number of jobs in San Bruno increased at an average annual rate of 2.5 percent over the last two decades, compared with a 0.7 percent average annual growth rate for the city's population, the city still had a job deficit in year 2005—16,910 jobs compared with 19,040 employed residents. The jobs/employed residents ratio for San Mateo County was 1.07 in 2005, a more even balance than for the City of San Bruno. However, employment in San Bruno is projected to increase at a faster rate than employed residents through 2025, meaning its ratio will improve. By contrast, employed residents and jobs are projected to grow at nearly the same rate in the County as a whole over that time period.

2.4 INCOME AND HOUSING COST

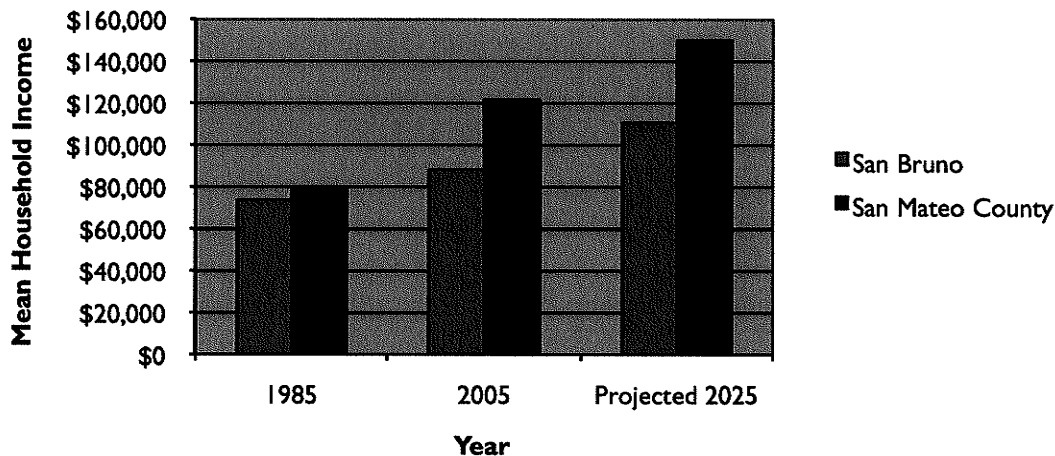
Table 2.4-1 and Figure 2.4-1 show ABAG's estimates and projections for mean household income in the city and San Mateo County. At approximately \$88,200, the average household income in San Bruno was about 72 percent of the average household income countywide (\$121,700) in 2005. ABAG's projections for future income growth indicate that city and county mean incomes are expected to rise at approximately the same rate – 1.1 percent annually – in the coming decades. Average household income in San Bruno is projected to be \$110,700 by the year 2025. ABAG's income estimates and projections are in constant 2005 dollars.

Table 2.4-1: Mean Household Income Trends in San Bruno and San Mateo County

	1985	1995	2005	Projected 2015	Projected 2025	Annual Growth 1985-2005	Annual Growth 2005-2025
San Bruno	\$73,975	\$75,865	\$88,200	\$98,900	\$110,700	0.9%	1.1%
San Mateo County	\$80,070	\$99,700	\$121,700	\$134,900	\$150,100	2.1%	1.1%

Note: Mean Household Income reported in constant 2005 dollars. 1985 and 1995 estimates inflated using CPI.

Source: ABAG Projections, 1990 (1985 estimates); ABAG Projections, 1996 (1995 estimates); and ABAG Projections 2007 (2005 estimates, 2015 and 2025 projections).

Figure 2.4-1: Mean Household Income Trends

HOUSING AFFORDABILITY

While household incomes in San Bruno and the Bay Area have risen steadily over the last 20 years, they have not kept pace with the rapidly escalating cost of housing. Even though home prices have fallen recently with the current economy, many residents may be locked into unaffordable mortgages. To measure local housing affordability we begin by trying to estimate the distribution of households by income relative to the Area Median Income (AMI), which changes from year to year and region to region. Income categories⁴ defined by the California Department of Housing and Community Development (HCD) include:

- **Extremely-low:** Households that earn 30 percent or less of the county AMI.
- **Very-low:** Households with income less than 50 percent of the county AMI.
- **Low:** Households with income between 50 and 80 percent of the county AMI.
- **Moderate:** Households with income between 80 and 120 percent of the county AMI.
- **Above-moderate:** Households with income over 120 percent of the county AMI.

⁴ Income categories are based on a four-person household. Adjustments are made for households with fewer or greater than four people.

HCD establishes higher absolute income limits for each category in some areas of the State. Marin, San Francisco, and San Mateo counties have been determined to be high-income areas by HCD and their income limits have been adjusted upward accordingly. For instance, in order to qualify as very-low income in San Bruno, a household can still be making more money than very-low income households in other parts of California. This is because it costs more to live in San Bruno than in other parts of California.

The data below are from HUD's Comprehensive Housing Affordability Strategy, or CHAS, and show the distribution of households by income category and tenure based on the 2000 Census.

Table 2.4-2: San Bruno Households by HCD Income Category and Tenure (2000)

	Renters		Owners		Total	
	Number	Percent	Number	Percent	Number	Percent
Extremely-low	745	14	719	8	1,464	10
Very-low	760	14	789	9	1,549	11
Low	1,305	24	1,748	19	3,053	21
Moderate and Above-moderate	2,679	49	5,834	64	8,513	58
Total	5,489	100	9,090	100	14,579	100

Source: CHAS Databook, 2000.

Consistent with Table 2.4-2, San Bruno expects the share of households with extremely-low and very-low incomes to remain about the same in the future as measured in 2000, the categories together making up about one-fourth to one-fifth of all households. This estimate is consistent with the proportion of total RHNA need allocated to very-low income households by ABAG (222 units out of 973, or 23 percent).

Federal regulations and guidelines define the maximum annual amount that each household can feasibly spend on housing costs (e.g., mortgage or rent, utilities) as 30 percent of gross household annual income. Table 2.4-3 shows the 2009 estimated monthly affordable rent by income category for San Mateo County and reflects the adjusted income limits for San Mateo County AMI.

Table 2.4-3: Monthly Affordable Rent by Income Category for San Mateo County (2009)

Income Category	Annual Income ¹	Maximum Affordable Monthly Rent
Extremely-low	< \$33,950	< \$848
Very-low	\$33,951 - \$56,550	\$848 - \$1,414
Low	\$56,551 - \$90,500	\$1,414 - \$2,263
Moderate	\$90,501 - \$116,150	\$2,263 - \$2,904
Above-moderate	> \$116,150	> \$2,904

1. Based on FY 2009 San Mateo County Area Median Income (AMI) of \$96,800 for a four-person household.

Note: All amounts are in 2008 dollars. Maximum monthly affordable rent payments for a four-person household are based on 30 percent of monthly income with all utilities paid by landlord.

Source: California Department of Housing and Community Development, and San Mateo County Department of Housing, 2009 Income Limits.

Sometimes when we talk about affordable housing in this Housing Element we are referring generally to any housing with monthly rents affordable to low-, very-low, or extremely-low income households. However, it is obvious from the table above that the “affordable” monthly rent across those income groups ranges widely, from less than \$848 a month to as much as \$2,263 a month, just considering a four-person household. For a one-person household the extremely-low income affordable monthly rent would be even lower than \$848. This is why it is so important for San Bruno to encourage housing developers to provide a range of housing by size and type so that all kinds of households can find something they can afford that truly meets their needs.

HOUSING COST

According to DataQuick (a real estate news and data service), the median home price in San Bruno in January 2008 was \$570,000, about 22 percent less than the median home price in San Mateo County as a whole (\$728,500) at that time. In the current economy, however, home prices in the San Francisco Bay Area are falling. In March 2009, the median home price in San Bruno was \$380,000 while countywide it was \$520,000. The following table shows home price trends in San Bruno and San Mateo County in recent years.

Table 2.4-4: Average Home Sale Prices in San Bruno and County, Recent Years

	1998	2000	2005	2008
City of San Bruno	\$247,000	\$340,000	\$665,000	\$560,000
San Mateo County	\$437,000	\$726,000	\$966,000	\$909,000

Source: DataQuick Information Systems via 21 Elements, 2008.

As Table 2.4-4 shows, homes in San Bruno remain more affordable than those in San Mateo County. However, assuming a 10 percent down payment, a 30-year mortgage, and an interest rate of 6.5 percent, monthly mortgage payments on a \$550,000 home would be about \$3,129. The gross annual income required to afford such a home (assuming no more than 30 percent of gross income is spent on housing) is at least \$127,000. Additional homeowner costs (taxes, insurance, closing costs and maintenance) may require an even greater income, as would any additional debt. A four-person household in San Bruno would need to be in the above-moderate income category in order to afford a median-priced home in San Bruno with the preceding mortgage scenario. Such a household would also need \$55,000 in cash to make the 10 percent down payment.

A review of rental housing advertisements online on www.craigslist.com, www.move.com, and www.rent.com suggests an average monthly studio apartment rental rate of \$1,100, a one-bedroom apartment rental rate of \$1,480, a two-bedroom apartment rental rate of \$1,890, and a three-bedroom apartment rental rate of \$2,440 in San Bruno (November 2008). The San Mateo County Human Services Agency Office of Housing reported an average monthly one-bedroom apartment rental rate of \$1,613, and a two-bedroom apartment rental rate of \$1,849 in San Mateo County (September 2008). A four-person household in the extremely-low or very-low income categories would not be able to afford the average two-bedroom apartment in San Bruno or San Mateo County.

OVERPAYMENT

Overpayment means that a household is paying more than 30 percent of their income toward housing costs. Overpayment data is collected through the Census, making year 2000 the most current data available. Census 2000 estimated that approximately 67 percent of very-low and low-income renter households were overpaying for rental housing, and that 58 percent of owner households were overpaying mortgage costs (see Table 2.4-5). Furthermore, 14 percent of moderate- and above-moderate income renter households were overpaying for rental housing, and 18 percent of owner households were overpaying mortgage costs. A total of 5,198 households (or 36 percent of all households) in San Bruno were paying estimated housing costs that exceeded 30 percent of their incomes in 2000. This suggests that there is a market for more affordable housing at all income levels in San Bruno.

Table 2.4-5: Overpayment on Housing in San Bruno (2000)

	Renters	Percent	Owners	Percent	All	Percent
Extremely-low	745	100	719	100	1,464	100
Households with any housing problems	529	71	503	70	1,025	70
Households with Cost Burden >30%	529	71	496	69	1,025	70
Households with Cost Burden >50%	492	66	439	61	937	64
Very-low	760	100	789	100	1,549	100
Households with any housing problems	714	94	458	58	1,162	75
Households with Cost Burden >30%	646	85	442	56	1,084	70
Households with Cost Burden >50%	304	40	284	36	589	38
Low	1,305	100	1,748	100	3,053	100
Households with any housing problems	966	74	909	52	1,893	62
Households with Cost Burden >30%	809	62	857	49	1,649	54
Households with Cost Burden >50%	117	9	280	16	397	13
Moderate and Above-moderate	2,679	100	5,834	100	8,513	100
Households with any housing problems	857	32	1,400	24	2,299	27
Households with Cost Burden >30%	375	14	1,050	18	1,447	17
Households with Cost Burden >50%	-	-	117	2	170	2
Total Households	5,489	100	9,090	100	14,579	100
Households with any housing problems	3,074	56	3,272	36	6,415	44
Households with Cost Burden >30%	2,360	43	2,818	31	5,248	36
Households with Cost Burden >50%	933	17	1,091	12	2,041	14

Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data; subtotals may not sum due to rounding.

OVERCROWDING

Overcrowding reflects the inability of families to afford larger homes. It is defined as more than one person per room in a housing unit. Census 2000 includes living rooms, dining rooms,

bedrooms, kitchens, finished attics and basements, recreation and family rooms, permanently enclosed porches, and rooms used for offices in the definition of "room."

According to Census 2000, San Bruno had 1,870 housing units with more than one person per room. This represented 13 percent of all occupied units within the city. Overcrowded units represented a greater proportion of rental units than owner-occupied units, with 21 percent of all renter-occupied units overcrowded compared with 8 percent of all owner-occupied units. This disparity suggests that lower-income families who were unable to afford larger homes were also more likely to rent than to own, and that more rental housing may be needed.

FORECLOSURES

In the current economic conditions, many communities have seen an increase in the number of home foreclosures. California has one of the highest rates of foreclosure in the country, and the Bay Area and San Mateo County are not exempt from this trend. The San Mateo County Housing Element Update Consortium's "21 Elements" project gathered data on foreclosures in the County using data from RealtyTrac, SFGate (*San Francisco Chronicle* website), ACORN, Trulia Real Estate Search, and DataQuick News.

In December 2008, the foreclosure rate in California was one in 148; in San Mateo County, it was one in 359, which translates to 743 total foreclosures. Of these 743, 66 were in San Bruno. San Bruno experienced 2.3 foreclosures per 1,000 homes in the fourth quarter of 2008, which represented a 66 percent increase over the number of foreclosures in the fourth quarter of 2007. San Bruno's rate was just above the Bay Area median of 2.1 per 1,000 homes. Additionally, 22 percent of homes in San Bruno are considered "under water," meaning that they are now worth less than the amount still owed on the mortgage. By contrast, 12 percent of homes in the Bay Area overall are "under water."

Foreclosure is a serious concern for San Bruno, and trends suggest that foreclosure activity may continue to increase. The City is committed to developing programs that will help residents avoid foreclosure and stay in their homes.

SUMMARY OF EXTREMELY-LOW INCOME HOUSEHOLD CONDITIONS AND NEEDS

Extremely-low income households in San Mateo County make \$33,950 or less for a four-person household or \$23,750 or less for a one-person household. Households with extremely-low incomes have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance, are considered extremely-low income households. At the same time, in San Mateo County a low wage worker living alone could be considered an extremely-low income household with an annual income of approximately \$23,750 or less. The following are examples of occupations in the region whose 2009 wages could qualify as extremely low income in San Mateo County:

*San Bruno Housing Element
Chapter 2: Needs Assessment*

	<i>Mean Hourly Wage</i>	<i>Mean Annual Wage</i>
Sewing Machine Operators	\$10.02	\$20,837
Cooks, Fast Food	\$10.13	\$21,067
Food Preparation and Serving Related Workers, All Other	\$10.14	\$21,083
Dishwashers	\$10.24	\$21,300
Counter Attendants, Cafeteria, Food Concession, and Coffee Shop	\$10.37	\$21,555
Packers and Packagers, Hand	\$10.46	\$21,758
Dining Room and Cafeteria Attendants and Bartender Helpers	\$10.62	\$22,081
Amusement and Recreation Attendants	\$10.65	\$22,153
Service Station Attendants	\$10.70	\$22,260
Combined Food Preparation and Serving Workers, Including Fast Food	\$10.93	\$22,729
Manicurists and Pedicurists	\$10.96	\$22,798
Food Cooking Machine Operators and Tenders	\$10.98	\$22,854
Waiters and Waitresses	\$11.29	\$23,496
Home Health Aides	\$11.36	\$23,615
Personal and Home Care Aides	\$11.37	\$23,635

(Released June 2009) These survey data are from the 2008 Occupational Employment Statistics (OES) survey. The wages have all been updated to the first quarter of 2009 by applying the US Department of Labor's Employment Cost Index to the 2008 wages. Occupations are classified using the Standard Occupational Classification (SOC) codes. For details of the methodology, see the Overview of the OES Survey at <http://www.labormarketinfo.edd.ca.gov>.

In 2000, approximately 1,464 extremely-low income households resided in the City, representing 10 percent of the total households. About half of extremely-low income households are renters, but both renters and homeowners at this income level experience a high incidence of housing problems. For example, 69 percent of extremely-low income homeowners and 71 percent of extremely-low income renters faced a cost burden greater than 30 percent of household income. Even further, 64 percent of all extremely-low income households paid more than 50 percent of their income toward housing costs, while only 14 percent of all households bear this cost burden.

To calculate the projected extremely-low income housing needs, the City assumed 50 percent of its very-low income regional housing need is made up of extremely-low income households. As a result, from the very-low income need of 222 units, the City has a projected need of 111 units for extremely low-income households. Many extremely-low income households will be seeking rental housing and will most likely face the prospect of overpayment, overcrowding, or substandard housing conditions. Some extremely-low income households may be living with mental or other disabilities and special needs.

To address this range of needs, the City will employ a detailed housing strategy including promoting a variety of housing types, such as single-room occupancy (SRO) units, as well as transitional and supportive housing. (Program 6-E) With respect to SROs and transitional and supportive housing, in accordance with SB 2, Program 6-A requires the City to adopt provisions in its Zoning Code to explicitly permit these uses by right in residential zones.

For more information on the City's assessment of unmet needs for supportive housing and the existing governmental constraints on group homes including but not limited to supportive and transitional housing, please see pages 2-27 (Assessment of Unmet Need for Supportive Housing) and 3-8 (Group Accommodations), as well as all programs under Goal 6 in Chapter 5.

2.5 HOUSING STOCK CHARACTERISTICS

Table 2.5-1 shows that in 2000 approximately 62 percent of total housing units in San Bruno were for-sale (owner-occupied) units and 37 percent were rental units. Of the 9,290 for-sale units, approximately 0.4 percent were vacant; whereas approximately 1.7 percent of the rental units were vacant. An additional 170 housing units (1.1 percent of total) were vacant for seasonal, recreational, and other uses.

Table 2.5-1: Housing Units by Tenure and Vacancy (2000)

	Housing Units	Percent of All Units	Percent of Sale or Rental Units
Total Housing Units	14,980	100	n/a
Total Sale Units (Occupied and Vacant)*	9,290	62	100
Vacant - For Sale	40	0.3	0.4
Total Rental Units (Occupied and Vacant)	5,520	37	100
Vacant - Rental	90	0.6	1.7
Other Vacant (Seasonal, recreational, etc)	170	1.1	n/a

* These are units intended for owner-occupancy.

Source: Census 2000.

UNIT SIZE

Table 2.5-2 shows the distribution of San Bruno's housing units by size of structure, according to the Census 2000. Overall, the majority of all housing units were single family structures (65 percent) – 61 percent of all units were single-family detached structures, while 4 percent were single-family attached homes (for example, duplexes or townhouses). 35 percent of all housing units were located in multifamily structures (those with two or more units per structure). While single-family homes dominated the owner-occupied segment, the majority of renter-occupied units (67 percent) were in structures of two units or more.

Table 2.5-2: Housing Units by Tenure and Units in Structure, San Bruno (2000)

	Owner-Occupied		Renter-Occupied		Overall Percent of Total
	Number	Percent	Number	Percent	
1 Unit Structure	7,656	84	1,822	33	65
Detached	7,400	81	1,537	28	61
Attached	256	3	285	5	4
2 Unit Structure	108	1	301	5	3
3-4 Unit Structure	116	1	645	12	5
5-9 Unit Structure	130	1	933	17	7
10-19 Unit Structure	124	1	597	11	5
20-49 Unit Structure	186	2	397	5	4
50+ Unit Structure	812	9	801	15	11
Mobile Home or Trailer	9	<1	6	<1	<1
Other (Houseboat, etc.)	7	<1	0	0	<1
Total	9,148	100	5,502	100	100

Note: Items may not sum to total due to rounding.

Source: Census 2000.

AGE AND CONDITION

According to Census 2000, as of 1999, 70 percent of San Bruno's housing units were built between 1950 and 1979. Of the remainder, the majority (22 percent of all housing units) were built before 1950. Because they are over 50 years old, some of these units may be in need of rehabilitation and repair. Only 1,210 units (8 percent of all units) were built between 1980 and 1998. Additionally, Claritas estimates that a total of 917 housing units were constructed between 1999 and 2008.

As part of the 1999 Existing Conditions Survey Report for the San Bruno Redevelopment Project, homes and commercial buildings were surveyed in the San Bruno Park, Lomita Park, and Belle Air Park neighborhoods. Because these neighborhoods contain a majority of the city's older homes, homes in these areas are at greatest risk of being in disrepair or dilapidated. Out of the nearly 3,000 buildings that were surveyed, 2,000 were found to have extensive physical deficiencies that would require significant monetary investment to correct. As no more recent survey has been conducted, the City estimates that about 2,000 units are in need of some rehabilitation. Over the last 10 years some work has been done and the number has problem dropped slightly, but not significantly.

Many of the city's older homes—any home built before 1978, but particularly those built before 1950—are at risk of containing lead-based paint. Lead can cause brain and nervous system damage in young children who can ingest deteriorated interior or exterior lead-based paint either intentionally or inadvertently through normal play activities. The San Mateo County Department of Health Services also has a Childhood Lead Poisoning Prevention Program that focuses on outreach and education to high-risk neighborhoods, trainings on lead hazard reduction and lead poisoning case management.

Many older housing units are in neighborhoods that are also impacted by noise from SFO. An Aircraft Noise Abatement Program has been in place since 1983 to address this problem. Funding was made available by the Federal Aviation Administration and the City and County of San Francisco Airports Commission to cover the cost for eligible residents to insulate their homes, and a Demonstration House and a video were created to provide program information to San Bruno residents. Approximately 3,000 residential units have been insulated through the program from 1986 to date. Additional funding from the federal government has now been made available for homes that did not receive insulation upgrades initially; in San Bruno, 154 more homes will be eligible for noise insulation upgrades. **Program 4-C** supports this effort.

2.6 ASSISTED HOUSING DEVELOPMENTS AT RISK OF CONVERSION

In 1989, the California Government Code was amended to include a requirement that localities identify and develop a program in their housing elements for the preservation of assisted, affordable multi-family units. Section 65583(a)(8) requires an analysis of existing housing units that are eligible to change from low-income housing uses during “the next 10 years” due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. In the context of this Housing Element update, assisted units are considered “at-risk” of conversion to market rate if the expiration date of their financing program falls before June 30, 2016 (i.e. 10 years from the beginning of the housing element planning period—June 30, 2006).

Assisted housing units are those that offer financial aid or provide extra services for people in need of financial or basic living assistance. San Bruno has three assisted housing developments, all of which were built during the last Housing Element cycle: Archstone I (Meridian), completed in 2005; Archstone II (Paragon), completed in 2007; and Village at the Crossing, also completed in 2007. All three projects are rental apartments; the two Archstone developments are for all household types and the Village at the Crossing is for senior households only. The three projects received funding through a variety of sources including State bond tax-exempt financing, San Bruno Redevelopment Agency subsidies, and 4 percent tax credits (for more specifics by project, please see Chapter 4, Table 4.1-1). Because the projects were built within the last four years, and the deed restrictions apply for several decades, none of these developments is considered to be at-risk of conversion within the next 10 years. 60 units at Archstone I will be affordable through 2060 and 37 units at Archstone II will be affordable through 2062. All units at the Village at the Crossing have 30-year affordability restrictions. Once those expire, there will be 105 units that have continued affordability restrictions through 2062 (11 low- and 94 moderate- income). Table 2.6-1 provides a summary of assisted affordable units in San Bruno today.

Table 2.6-1: Assisted Housing Developments in San Bruno

Project Name	Year Completed	Tenure	Units by Household Income Category				Deed-Restricted Units	Earliest Date of Conversion
			Very Low	Low	Moderate	Above Moderate		
Archstone I (Meridian)	2005	Rental	60	0	240	0	60	2060
Archstone II (Paragon)	2007	Rental	37	0	148	0	37	2062
Village at the Crossing	2007	Rental	41	187	0	0	228	2037

Note: in the Village at the Crossing, 100 percent of units have 30-year affordability restrictions (41 very low and 187 low), of which 105 are restricted as affordable for an additional 25 years (11 very low and 94 moderate).

Source: City of San Bruno, 2009.

The California Housing Partnership Corporation (CHPC) assists nonprofit and government housing agencies to create, acquire, and preserve housing affordable to lower income households. CHPC maintains a database of units throughout California that use federal funding programs to maintain their affordability. San Bruno checked with CHPC to make sure that no federally-assisted units were overlooked in this evaluation. According to CHPC, there are no at-risk affordable housing units in San Bruno listed in their database.⁵

However, San Bruno has one housing development with deed-restricted affordable units that has been closed for renovation and redevelopment for over two years—TreeTops Apartments. This development is not officially “at-risk” because the deed restrictions (Section 8 voucher program) last beyond 10 years after the start of this Housing Element planning period. Furthermore, the units have been vacant pending redevelopment, another reason why there is no risk of tenant displacement during this Housing Element cycle. These units are summarized below in Table 2.6-2. Though not at-risk, San Bruno would like to keep a record of the progress on the site in this Housing Element for future monitoring and evaluation.

Table 2.6-2: Affordability at TreeTops/Pacific Bay Vistas

Project Name	Year Completed	Tenure	Units by Household Income Category				Deed-Restricted	Earliest Date of Conversion
			Very Low	Low	Moderate	Above Moderate		
TreeTops/Pacific Bay Vistas	1987/ TBD	Rental	62		0	0	62	2017/ 2040

Source: City of San Bruno, 2009.

Treetops had 62 affordable units when it closed in 2007 (20 percent of the original 308 units) with restrictions set to expire in 2015. The City approved a new building plan with an extension of the affordability restrictions until 2017 because of an assumed two-year delay in completion of the project. The new project (Pacific Bay Vistas) was approved for 510 units, and 15 percent of the additional 202 units (30 units) would have new 30-year low-income affordability restrictions (Pacific Bay Vistas is also recorded in Table 4.2-1 as “Housing Production Underway”). As a

⁵ Email correspondence with Randy Quezada of CHPC on May 6, 2009.

result of this approval, 62 units would be affordable to 2017 and 30 units would be affordable to 2040. The original 62 affordable units would thus last slightly more than 10 years from the start of this Housing Element cycle (2017).

The City is committed to pursuing affordability at this site for the full term of the deed restrictions, as evidenced by the previous negotiation of a later expiration date (pushing the date out from 2015 to 2017). Since the actual redevelopment of the site is not yet underway, the City will strive to ensure that upon redevelopment and reopening (which may occur under different ownership), adequate additional years are added onto the term. **(Program 3-D)**

QUALIFIED ENTITIES

Pursuant to California Government Code Section 65863.11, owners of government-assisted projects cannot terminate subsidy contracts, prepay a federally-assisted mortgage, or discontinue use restrictions without first providing an exclusive Notice of Opportunity to Submit an Offer to Purchase. This Notice is required to be sent to Qualified Entities at least 12 months prior to sale or termination of use restrictions. Qualified Entities are nonprofit or for profit organizations or individuals that agree to maintain the long-term affordability of projects. The organizations listed in Table 2.6-2 represent those identified by HCD as Qualified Entities.

Table 2.6-3: Qualified Entities, San Mateo County Vicinity

<i>Organization</i>	<i>Address</i>	<i>City</i>
Affordable Housing Foundation	PO Box 26516	San Francisco
BRIDGE Housing Corporation	One Hawthorne, Ste 400	San Francisco
Christian Church Homes of Northern California	303 Hegenberger Rd, Ste 201	Oakland
Community Home Builders and Associates	675 North First St, Ste 620	San Jose
Foundation for Affordable Housing, Inc.	2847 Story Rd	San Jose
Housing Corporation of America	31423 Coast Highway, Ste 7100	Laguna Beach
The Lesley Foundation	4 West 4th Ave, Ste 408	San Mateo
Med-Peninsula Housing Coalition	303 Vintage park Drive, #250	Foster City
Northern California Land Trust, Inc.	3126 Shattuck	Berkeley
Palo Alto Housing Corporation	725 Alma St	Palo Alto
West Bay Housing Corporation	120 Howard St, #120	San Francisco

Source: California Department of Housing and Community Development, *Entities Interested in Participating in California's First Right of Refusal Program Pursuant to Government Code Section 658363.11*, downloaded from HCD website on March 11, 2009: <http://www.hcd.ca.gov/hpd/hrc/tech/presrv/>

2.7 SPECIAL NEEDS GROUPS

To ensure provision of adequate housing for all people, the City must consider the housing available for those residents with special needs: disabled, female-headed households, large families, seniors, and the homeless. Local housing requirements for these special needs groups may point to the need for “accessible,” larger or smaller, secure, and/or affordable housing. Participants in a December 2008 forum for housing stakeholders in San Bruno stated that the current difficult economic climate had exacerbated housing needs and increased waiting lists, especially among seniors and family households. Additionally, as rents have increased, many households who would not have considered themselves to be in trouble are now at increased risk of becoming homeless.

PERSONS WITH DISABILITIES

Census 2000 found that 27 percent (7,065 persons) of San Bruno’s working age (16 to 64 years) population had a disability, 44 percent of whom (3,109 persons) were prevented from working by their disability. Census 2000 also indicated that an additional 4 percent of the city’s working age population had some kind of physical or mobility limitation. Applying these proportions to ABAG’s population projections, the result is an estimated working-aged disabled population of approximately 8,580 in 2025. Of this number, about 3,776 are projected to be prevented from working, and approximately 1,270 would have mobility limitations.

Table 2.7-1: Persons with Disabilities by Employment Status, San Bruno (2000)

Condition	Number	Percent of Disabled	Percent of Total Population
Unable to Work Due to Disability	3,109	29	8
Able to Work, but with Disability	3,956	37	10
Persons Aged 65+ with Disability	3,200	30	8
Total Persons with a Disability	10,586	100	26
Total Population	40,165		

Source: Census 2000.

The special housing needs of disabled persons include accessible housing units in close proximity to public services and commercial centers, with special design features that alleviate the limitations associated with the disability. State law requires that all rental apartments containing five or more dwelling units are made accessible and adaptable to disabled persons. The city applies standard conditions of approval to residential development projects that reflect this mandate. The Center for Independence of the Disabled, a non-profit organization based in the City of Belmont, provides a variety of services to disabled individuals to assist them with independent living. These services include low- or no-cost housing accessibility modification (based on ability to pay), counseling, independent living skills training, personal and shopping assistance, and other programs and services.

Table 2.7-2: Persons with Disabilities by Disability Type, San Bruno (2000)

	Number	Percent
Total Disabilities	10,586	
Total Disabilities for Ages 5-64	7,386	70
Sensory Disability	358	3
Physical disability	1,136	11
Mental disability	668	6
Self-care disability	329	3
Go-outside-home disability	1,786	17
Employment disability	3,109	29
Total Disabilities for Ages 65 and Over	3,200	30
Sensory Disability	630	6
Physical disability	1,121	11
Mental disability	425	4
Self-care disability	322	3
Go-outside-home disability	702	7

Source: Census 2000.

Because many disabled people are unable to work as a result of their disability and may be on a fixed income, the availability of housing affordable to very-low, low- and moderate- income households is an important factor. Within the county, there are approximately 370 units in group homes and other facilities for the disabled and mentally ill. The majority of these facilities are located in Belmont, Redwood City, and San Mateo.⁶ Within San Bruno, senior board and care facilities also serve people with developmental disabilities, as described on page 2-24.

FEMALE-HEADED HOUSEHOLDS

Female-headed households are considered a special needs group because of the higher incidence of poverty in these households as compared with all families. Census 2000 data showed that 5 percent of all households (750 households) in San Bruno were headed by women with children under the age of 18. The U.S. Census Bureau uses a set of household income thresholds that vary by family size and composition to determine poverty levels. If a family's total income is less than that family's threshold, then every member of that family is considered poor. In the year 2000, the estimated poverty threshold for a family of four was \$17,760.

Of the estimated 3,954 female-headed families in San Bruno in 2000, 162 households (4 percent) had household incomes below the poverty level. Moreover, 122 (75 percent) of the 162 female-headed households below the poverty level had children under the age of 18. Female-headed

⁶ This number is based on an inventory of San Mateo County affordable rental housing for low and moderate income households as of May 2008. The list was compiled by San Mateo County Department of Housing from data provided by cities and non-profit housing developers.

households made up more than half of the total households with incomes below the poverty level. These households need housing affordable to very-low and low-incomes, in areas suitable for child-rearing, and with access to transit networks, schools and parks, and daily services.

Table 2.7-3: Female-Headed Households and Poverty Status, San Bruno (2000)

<i>Householder Type</i>	<i>Number</i>	<i>Percent of All Households</i>	<i>Percent of Female-Headed Households</i>
Total Households	14,558		
Total Female-Headed Householders (includes single and non-family households)	3,954	27	
Female Heads with Children under 18	695	5	18
Female Heads without Children under 18	3,259	22	82
Total Families Below the Poverty Level	310	2	
Female-Headed Households Below the Poverty Level	162	1	4

Source: Census 2000.

LARGE FAMILIES

In the year 2000, 13 percent of the total number of households in San Bruno contained five or more people. Of these large households, approximately 62 percent were homeowners and 38 percent were renters (Table 2.7-4). Applying the year 2000 proportion of large households to ABAG's year 2025 housing unit projection for San Bruno results in a total of approximately 2,340 large households in the year 2025.

Table 2.7-4: Large Households by Tenure, San Bruno (2000)

	<i>Households Less than 5 Persons</i>	<i>Large Households (5 or more Persons)</i>	<i>Percent of Large Households</i>	<i>Total Households</i>
Households	12,800	1,880	100	14,680
Owner	8,090	1,170	62	9,250
Rental	4,710	710	38	5,430
Percent of Total	87	13		100

Note: Items may not sum to total due to rounding.

Source: Census 2000.

Finding rental housing with higher than average bedroom counts is a typical problem for large families, especially those with lower-income levels. In San Bruno, fewer than 2 percent of rental units (100 units) had four or more bedrooms in 1990, and only 14 percent (800 units) had three bedrooms. According to year 2000 U.S. Census data, 710 renter households (13 percent) had five or more people, indicating that overcrowding may be a problem for large households that rent. While as of 2000 large households in San Bruno were not more income-burdened than smaller households (Table 2.7-5), they still may encounter difficulty finding appropriately-sized housing to suit their needs.

Table 2.7-5: Household Size by Income Category, San Bruno (2000)

Income Level	1-4 Persons		5+ Persons	
	Number	Percent	Number	Percent
Very-low	2,726	21	287	15
Low	2,861	22	372	21
Moderate and Above-Moderate	7,360	57	1,153	64
Total	12,947	100	1,812	100

Source: State of the Cities Data System, CHAS Data.

SENIORS

In 2000, seniors (persons age 65 or older) constituted 11 percent of San Bruno's population, and headed 18 percent of the city's households. Claritas estimated that in 2008, the percentage of seniors in the population had increased to 12 percent. As shown in Table 2.7-6, Census 2000 estimated that approximately 87 percent of senior households lived in owner-occupied housing units, and 13 percent lived in rentals. In comparison, a much greater proportion of the city's non-senior households (42 percent) rented their homes. Census 2000 reported that most senior households in San Bruno are married-couple families (46 percent), followed by female householders living alone (28 percent).

Table 2.7-6: Senior Households by Tenure, San Bruno (2000)

	Senior Householders (>65 yrs)	Percent of Senior Householders	All Households
Households	2,630	100	14,680
Owner	2,300	87	9,250
Rental	340	13	5,430
Percent of Total Households	18		100

Note: Items may not sum to total due to rounding.

Source: Census 2000.

Nearly 50 percent of senior households that rent their homes have incomes below 50 percent of AMI. By contrast, only 33 percent of senior households that own their homes have incomes in that cohort (Table 2.7-7). This discrepancy highlights a potential need for affordable rental housing for senior households.

Table 2.7-7: Senior Households by Tenure and Income, San Bruno (2000)

Income Level (Percent of AMI)	Senior Owner Households		Senior Renter Households	
	Number	Percent	Number	Percent
Very-low	774	33	185	47
Low	699	30	58	15
Moderate and Above-Moderate	859	37	150	38
Total	2,332	100	393	100

Source: State of the Cities Data System, CHAS Data.

Seniors who own their own homes often have limited incomes but have substantial amounts of home equity. The San Mateo County-based non-profit Human Investment Project for Housing (HIP) administers a Home Equity Conversion Program that provides information and counseling to seniors so that they can turn their accumulated home value into spendable cash that they can then use to continue living independently in their own homes. HIP is the only federally-certified counseling agency for Home Equity Conversion in San Mateo County. **Program 5-I** commits the City to continue to provide information and support the home equity conversion programs available to area seniors.

Seniors often have difficulty finding housing because of fixed incomes, limited mobility, and the need for relatively easy access to health and convenience services. The San Bruno Senior Center provides classes, programs, workshops, seminars, general assistance and meal services to San Bruno's elderly population. More than 200 adults use the facility on a daily basis.

For those seniors who are no longer able to live independently for financial or physical reasons, there are several shared or assisted living options available in San Mateo County. HIP administers a Homesharing Program, in which the agency matches home-providers with home-seekers whose rent can provide supplemental income. Alternatively, the homesharing arrangement involves a service exchange in which the home-seeker agrees to provide services in lieu of rent, typically to senior home-providers. HIP facilitates between 10 and 20 home-sharing arrangements annually in San Bruno, and over 700 countywide. **Program 6-C** commits the City to continue to support such shared housing programs. For those needing greater assistance, San Mateo County has a number of subsidized housing facilities for seniors of low- and moderate-income, assisted-living facilities, board and care homes, skilled nursing homes, and continuing care retirement facilities.

The Village at the Crossing, a 228-unit senior housing development on the site of the former U.S Navy facility in San Bruno, was completed in 2006. The Village at the Crossing is the only below market rate facility for seniors in San Bruno, providing apartments for 29 extremely-low, 12 very-low, and 187 low-income seniors. There are currently no assisted-living facilities or continuing care retirement facilities in the city. However, there are an additional 2,350 units for low- and moderate-income seniors elsewhere in San Mateo County. The majority of these facilities are in Pacifica, San Mateo, and South San Francisco. The City also seeks to create housing opportunities for local seniors who do not qualify for a unit at the Village because they are long-time homeowners with home equity (**Program 2-G**).

San Bruno does have one skilled nursing hospital with a total of 45 beds. According to the California Nursing Home Search, which is run by California HealthCare Foundation and the Department of Social and Behavioral Sciences at the University of California, San Francisco, there are 46 senior board and care facilities in San Bruno. These are residential-type homes that are licensed to care for a relatively small number of residents who do not need nursing care, but do require some type of daily assistance. A total of 271 beds are available in San Bruno in senior board and care facilities. Four of these facilities specifically serve developmentally disabled seniors, and most of the facilities accept both ambulatory and non-ambulatory residents.

At the Community Open House on the Draft Housing Element, a number of community members described the need for even more affordable senior housing options, and in particular desired senior housing mixed with family housing in order to allow seniors and younger folk to benefit from one another's knowledge and skills, and to share responsibilities.

HOMELESSNESS

The causes of homelessness are diverse, but primary contributors include a tight housing market, low wages, lack of job opportunities, substance abuse, mental or physical illness, and domestic violence.

In 2005 and 2006, a community-based planning process in San Mateo County resulted in the production of a plan entitled Housing Our People Effectively (HOPE): Ending Homelessness in San Mateo County, also known as "the HOPE plan." The HOPE plan is the county's comprehensive local policy strategy for ending homelessness by 2016. It also provides the framework for addressing the requirements of Senate Bill (SB) 2, which requires a detailed analysis of emergency shelters and transitional and supportive housing in the Housing Element (thus broadening the scope of the Housing Accountability Act to include these uses).

Number and Characteristics of People Experiencing Homelessness

The San Mateo County 2009 Homeless Census and Survey (the "Census and Survey"), which was conducted as a HOPE Plan program, estimated that there were 1,796 homeless people in the County on the night of January 29, 2009. (Kate Bristol Consulting and Debbie Greiff Consulting, May 2009) This represents 27 percent fewer homeless individuals than were counted in 2007. Of the 1,796 total, 45 percent were unsheltered (living on the streets, in vehicles, or in encampments) and 55 percent were sheltered (staying at emergency shelters, transitional housing, or public institutions; or using motel vouchers). Using a formula developed by the Corporation for Supportive Housing, the report estimated that 2,712 people are homeless in San Mateo County on an annual basis. Table 2.7-8 shows a summary of changes in the homeless population between the 2007 Census and the 2009 Census.

Table 2.7-8: Summary of Changes in Homeless Population, San Mateo County (2007 - 2009)

<i>Location</i>	<i>2007 Count</i>	<i>2009 Count</i>	<i>Net Change</i>	<i>Percent Change</i>
Street Count				
People Observed on Streets	596	422	-174	-29
People in Cars, RVs, Encampments	498	381	-117	-23
Subtotal Street Count	1,904	803	-291	-27
Shelter Count				
People in Emergency Shelters	296	267	-29	-10
People in Motel Voucher Programs	107	74	-33	-31
People in Transitional Housing	306	403	97	32
People in Institutions	261	249	-12	-5
Subtotal Shelter Count	970	993	23	2
Total County Homeless Count	2,064	1,796	-268	-13

Source: San Mateo County Homeless Census and Survey, 2009.

The 1,796 homeless people counted this year consisted of 1,482 households, nine percent of which were families with dependent children. Based on the results of a representative sample of 427 homeless people using a two-page questionnaire, the typical homeless person in San Mateo County in 2009 is a single male with at least one disability. Over 85 percent of adults surveyed were individuals or couples without children; 69 percent were male, and 68 percent had at least one disability. Eighty-nine percent of those surveyed were unemployed, and 7 percent were earning more than \$1,000 per month. Veterans of the armed services comprise 14 percent of the total surveyed.⁷

The one-day homeless count conducted in 2009 found 55 homeless people in San Bruno. Of the 55, 34 were unsheltered, accounting for 4.2 percent of the total unsheltered census.

Hidden Homelessness

While many of the homeless people in San Mateo County are either residing in shelters or are visible on the streets or in vehicles, there are also people staying in places that are less easy to see, such as storage sheds, unconverted garages, bus stations, etc., and there are still others who may or may not self-identify as homeless but who are staying temporarily with family or friends. In 2009, San Mateo County conducted a "Hidden Homeless Next Day Study" the morning after the one-night count for the homeless census, to try to count these harder-to-find populations. While the results of the morning-after survey are not sufficient as a basis for adjusting the one-day census count numbers, the study depicts an instance in which as many as 3 percent of the population accessing non-residential drop-in homeless services were missed by the homeless census because they stayed in locations that were not counted. Furthermore, another 20 percent

⁷ This data is drawn from the 2009 San Mateo County Homeless Census and Survey, Executive Summary, issued in May 2009 and represents the results of a one-night homeless census conducted by the San Mateo County Human Services Agency, Center on Homelessness on January 29, 2009.

of respondents accessing these services were living temporarily with family or friends. Of that 20 percent, 71 percent self-identified as homeless even though they do not fit HUD's definition.

Existing and Planned Resources

In a separate point-in-time bed and unit count on January 29, 2008, the San Mateo County Center on Homelessness found a total of 1,034 emergency and transitional shelter beds and supportive housing units countywide. Of these, 789 (76 percent) were emergency and transitional shelter beds and 245 (24 percent) were units of supportive housing. The count included the County Housing Authority's Shelter Plus Care and Supportive Housing programs, which are tenant-based voucher programs. Because participants may choose where to live, the distribution of these units in each jurisdiction fluctuates. The jurisdiction estimates used in the count are a representative distribution based on four snapshots from different points in the calendar year.

The only beds or housing that this count identified in San Bruno were five units of supportive housing, which are part of the Shelter Plus Care Program. The Shelter Plus Care Program provides rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the program. All five of these units were occupied at the time they were counted, and so this assessment assumes they are not available for purposes of serving the 2009 unsheltered homeless population. In 1998, St. Bruno's Church opened a 10-bed shelter within San Bruno, which this survey misallocates to another jurisdiction. The City understands this shelter to be fully occupied, and so it, too, is considered unavailable for the purposes of serving the 2009 unsheltered homeless population.

San Bruno is committed to expanding the resources for homeless individuals in the community, particularly the supply of supportive housing. Through funding sources from the San Mateo County Housing Authority, it is expected that San Bruno will be allocated two additional supportive housing units through scattered site and/or voucher programs. However, this is only an estimate based on the number of existing supportive housing units; again, because participants in these programs may live where they choose, the jurisdictional allocation may change.

Many centers that provide emergency services also provide training, counseling and job placement services. North Peninsula Neighborhood Services Center, located in South San Francisco, is one of San Mateo County's seven core social service agencies. The Center provides social services, crisis intervention, information and referrals, case management, rent assistance and emergency food, shelter, clothes and transportation to the residents of South San Francisco, San Bruno and Brisbane. According to social workers at the Center, approximately 20 to 30 percent of clients for all services are San Bruno residents. North Peninsula Neighborhood Services Center provided social services to 1,005 San Bruno families in fiscal year 2007-2008. This represented 20 percent of the Center's social services clientele. Home repair assistance was provided to 14 San Bruno residents (representing 30 percent of home repair clientele) in fiscal year 2007-2008.

San Bruno is committed to building a strong approach to the challenge of providing homeless shelter and transitional housing that meets identified needs *and* helps to reduce homelessness. The City will consult with homeless, transitional, and supportive housing service providers such as St. Bruno's Church, the Peninsula Clergy Network, and HIP Housing in order to develop appropriate standards for homeless shelters to include in the zoning code update.

Assessment of Unmet Year Round Need for Emergency Shelter

It is estimated that San Bruno needs a total of 32 new year-round shelter beds to meet the needs of the 34 unsheltered homeless people in our community. Table 2.7-9 outlines the methodology used to arrive at this estimate.

Table 2.7-9: Unmet Year Round Need for Emergency Shelter in San Bruno (2009)

Daily average number of unsheltered homeless people	34
Minus number of available shelter, transitional housing and supportive housing beds	0
Minus number of supportive housing units under development or for which funding has been identified	2
Equals unmet need for emergency shelter beds	32

Source: 2009 San Mateo County Homeless Census and Survey; City of San Bruno, 2009.

This methodology is consistent with the best practices in the field of homeless housing and services, HUD publications on estimating the numbers of homeless people and unmet need for housing, and has been recommended by consultants to the San Mateo County Housing Element Update Consortium's "21 Elements" project.

Program 6-D is ensures that the City will amend the Zoning Ordinance to identify an appropriate zone or zones within which emergency shelters are permitted, and that this amendment will occur within one year after adoption of this Housing Element. The amendment will make emergency shelters an explicit by right use in the Transit Oriented Development area within the transit corridors and easy walking distance to BART, Caltrain, and other services. This zoning amendment will *not* commit the city to building a shelter, but rather will make the process easier if it is determined that one is necessary and an appropriate housing provider is interested in taking on the project.

Assessment of Seasonal Need for Emergency Shelter

There is no data presently available documenting the increased level of demand for shelter in San Mateo County during particular times of the year. Due to the relatively mild climate, the only time of year when increased demand appears to be a factor is during the winter months (December to February). During extremely cold periods, some shelters set up additional cots to accommodate increased shelter demand, and the County periodically opens special "warming shelters" during extended cold spells. Anecdotal evidence suggests that this additional capacity is sufficient to meet the need during these periods.

Additionally, it should be noted that the biannual homeless count always takes place in the last week of January, which is a period of time when demand for shelter typically is at its highest. Since the year-round need described above is based on that biannual count, we believe that the seasonal need for emergency shelter does not exceed the year-round need.

Assessment of Unmet Need for Supportive Housing

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. Most transitional housing includes a supportive services component.

As part of the planning process for the countywide HOPE Plan, a working group was convened to estimate the number of supportive housing units necessary to meet the housing needs of all the homeless people in San Mateo County. This working group drew from best practices in the field of supportive housing as well as the expertise of local housing and shelter providers. The result is an estimate that San Mateo County needs to create 1,682 units of supportive housing for homeless people during the 10-year period from 2006 to 2015. In the two years since the HOPE Plan was published 34 units have been created, leaving a balance of 1,648 units.

The estimates presented in the HOPE Plan do not provide a breakdown of unmet need by jurisdiction. However, San Bruno has estimated its share of the need based on the percentage of the total number of unsheltered homeless people living in the city. Given that 4.2 percent of the total unsheltered homeless people in the county are estimated to be residing in San Bruno, our unmet need for supportive housing is 69 units, or 4.2 percent of the county total.

During the Housing Element update process, San Bruno stakeholders and housing service providers described an existing need for supportive housing that falls somewhere between emergency shelters and extremely- or very-low income affordable housing. This housing need includes some level of assistance with daily affairs, as well as some potential to accommodate families. San Bruno has facilities that are part of the Shelter Plus Care Program, which provides rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the program. San Bruno also supports HIP, an organization that provides supportive housing services such as matching seniors who have extra space available with renters who can “share” the cost of housing through paying rent, or through an exchange of services that is valuable to the homeowner. The next chapter, Housing Constraints and Resources, explains that there are currently no regulatory constraints on the development of supportive housing in residential areas beyond those which apply to every other by-right use. **Program 6-E** proposes actions to address the need for more supportive and extremely-low income housing, including amendments to the zoning ordinance to explicitly permit transitional and supportive housing by right in residential zones, and cooperatively work with local and regional agencies to increase the feasibility and availability of SROs, rent-subsidized apartments leased in the open market, or long-term set-asides of units within privately-owned buildings.

FARM WORKERS

San Bruno is an urbanized area of San Mateo County and does not have any working farms. Therefore, there is no demand for farm worker housing in the city.

2.8 ENERGY CONSERVATION

Conservation of energy is an important issue in housing development today not only due to the cost of energy, which can be a substantial portion of monthly housing costs for both owners and renters, but also due to an emerging interest in sustainable development, energy independence, and reduction of greenhouse gas emissions in line with new legislation such as AB 32 and SB 375. There are three main strategies a jurisdiction can employ to promote energy conservation: integrated land use and transportation planning; the adoption of green building standards and practices; and the promotion of energy conservation programs and choices. The following section describes opportunities for energy conservation in accordance with Government Code Section 65583(b)(8).

INTEGRATED LAND USE AND TRANSPORTATION

Energy conservation can be a priority in the overall planning of a City's land uses and transportation systems. Planning to provide a range of housing types and affordability near jobs, services, and transit can reduce commutes, traffic congestion, and thus the number of vehicle miles traveled and vehicle hours traveled. Promoting infill development at higher densities will also help reach these goals.

The recently-adopted San Bruno 2025 General Plan contains many new policies aimed to reduce energy use and associated greenhouse gas emissions, by reducing vehicle miles traveled and trips through infill and transit- and pedestrian-oriented residential and non-residential development (LUD-7, LUD-10, LUD-28, LUD-29, LUD-48); through encouraging alternative modes of transportation (T-1, T-3, T-4, T-5) including an emphasis on improving options and infrastructure for bicycle use (T-69 through T-74); and through policies to increase energy conservation specifically through green design, retrofitting, and other incentives (PFS-62 through PFS-71). Most of these General Plan initiatives that support energy conservation also support the provision of affordable and accessible housing by locating residents near transit and other services, by increasing housing unit densities and varieties which can lower the cost of renting or owning, and by creating a complete transportation system that can accommodate households that cannot afford cars.

BUILDING DESIGN STANDARDS AND PRACTICES

There are many opportunities for conserving energy in new and existing homes. Construction of energy efficient buildings does not lower the purchase price of housing. However, housing with energy conservation features should result in reduced monthly occupancy costs as consumption of water and energy is decreased. Similarly, retrofitting existing structures with energy-conserving features can result in a reduction in utility costs.

State Building Code Standards

The California Energy Commission was created in 1974 by the Warren-Alquist State Energy Resources Conservation and Development Act (Public Resources Code 25000 et seq.). Among the requirements of the law was a directive for the Commission to adopt energy conservation standards for new construction. The first residential energy conservation standards were developed in the late 1970s (Title 24, Part 6 of the California Code of Regulations) and have been periodically revised and refined since that time. Standards for building energy efficiency were last updated in 2005 with fourth quarter revisions occurring in May 2006. These standards are currently being updated with new standards expected to be in place in 2009.

Other Energy Conservation Opportunities in Building Standards and Practices

As described above, the San Bruno 2025 General Plan contains numerous policies that support the development and evolution of green building standards and practices in the city. Examples of energy conservation opportunities include weatherization programs and home energy audits; installation of insulation; installation or retrofitting of more energy-efficient appliances and mechanical or solar energy systems; and building design and orientation that incorporates energy conservation considerations.

For the purposes of this Housing Element, we can elaborate on ways that residential building design can be more energy efficient. Many modern design methods used to reduce residential

energy consumption are based on proven techniques in use since the earliest of days of collective settlement. These methods can be categorized in three ways:

1. *Building design* that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
 - locating windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter;
 - use of “thermal mass,” earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;
 - “burying” part of the home in a hillside or berm to reduce solar exposure or to insulate the home against extremes of temperature;
 - use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior;
 - locating openings and using ventilating devices to take advantage of natural air flow; and
 - use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter.
2. *Building orientation* that uses natural forces to maintain a comfortable interior temperature. Examples include:
 - north-south orientation of the long axis of a dwelling;
 - minimizing the southern and western exposure of exterior surfaces; and
 - location of dwellings to take advantage of natural air circulation and evening breezes.
3. *Use of landscaping features* to moderate interior temperatures. Such techniques include:
 - use of deciduous shade trees and other plants to protect the home;
 - use of natural or artificial flowing water; and
 - use of trees and hedges as windbreaks.

In addition to these design techniques, other modern or technology-based energy conservation methods include:

- use of solar energy to heat water;
- use of solar panels, photovoltaic technology, and other devices to generate electricity;
- window glazing to repel summer heat and trap winter warmth;
- weather-stripping and other insulation to reduce heat gain and loss; and
- use of energy efficient home appliances.

The city’s abundant sunshine provides an opportunity to use solar energy techniques to generate electricity, heat water, and provide space heating during colder months, as well. Natural space heating can be substantially increased through the proper location of windows and thermal mass.

Housing Element **programs 4-A and 4-B** support the other General Plan policies by promoting energy conservation in residential design and renovation.

PROMOTING ENERGY CONSERVATION PROGRAMS AND CHOICES

Finally, there are numerous financial and technical resources available today to help households reduce their energy use. Housing Element **Program 4-B** commits City staff to promoting these resources as they become available, and helping to connect residents with the information they need to determine their eligibility and take advantage of appropriate programs.

Pacific Gas & Electric

Pacific Gas & Electric (PG&E) provides both natural gas and electricity to residential consumers in San Mateo County, including San Bruno. PG&E also participates in several financial and technical assistance programs and offers incentives to help qualified homeowners and renters conserve energy and control costs. These programs include:

- **The California Alternate Rates for Energy Program (CARE)** provides a 20 percent monthly discount on energy rates to income qualified households, certain non-profits, facilities housing agricultural employees, homeless shelters, hospices and other qualified non-profit group living facilities.
- **Family Electric Rate Assistance (FERA)** is a rate reduction program for large households of three or more people with low- to middle-income.
- **The Energy Partners Program** provides income-qualified customers free energy education, weatherization measures and energy-efficient appliances to reduce gas and electric usage.
- **The Relief for Energy Assistance through Community Help (REACH) Program** provides one-time energy assistance to low-income customers who have experienced severe hardships and have no other way to pay their energy bill. This program is managed by the Salvation Army.
- **The Low Income Home Energy Assistance Program (LIHEAP)** provides eligible low-income persons, via local governmental and nonprofits, financial assistance to offset energy costs and the weatherizing of homes to improve efficiency. This program is managed by the Department of Community Services and Development.
- **Household Rebates** for "Smart Home" improvements that make homes more energy efficient and more environmentally responsible. PG&E offers a variety of incentives including rebates for installing energy-efficient appliances, whole house fans, or cool roofs; sealing heating and cooling ducts; recycling old appliances. With *e-Rebates*, customers have the ability to apply online for energy efficiency rebates for homes or small businesses.
- **The Energy Efficiency Rebates for Multifamily Properties** are offered to multifamily property owners and managers of existing residential dwellings that contain 2 or more units. The program encourages the installation of qualifying energy-efficient products in individual tenant units and in the common areas of residential apartment buildings, mobile home parks, and condominium complexes.

- **The Balanced Payment Plan (BPP)** is designed to eliminate big swings in a customer's monthly payments by averaging energy costs over the year.
- **Residential Energy Efficiency Federal Tax Credits.** Existing homeowners and builders are eligible for tax credits for energy-efficiency improvements and for solar energy systems. For the latest information on federal tax credits for energy efficiency available through the American Recovery and Reinvestment Tax Act of 2009, see the Tax Incentives Assistance Project (<http://energytaxincentives.org/>)
- **Non-Residential New Construction (NRNC)**, also known statewide as *Savings By Design* (<http://www.savingsbydesign.com/>), is a program for commercial, industrial, High Tech and agricultural customers that encourages energy-efficient building and process design and construction. The program, administered by California's four investor-owned utilities under the auspices of the California Public Utilities Commission (CPUC), offers analysis and resources to aid owners and design teams with energy-efficient facility design.

Information on all of the above programs is available through the PG&E website. Some new state programs specific to solar energy and low-income households include:

- **Single Family Affordable Solar Homes (SASH)** program, a new program to provide substantially higher incentives to help qualifying low-income homeowners install solar electric systems. These projects help reduce long-term housing costs for low-income residents, help meet local greenhouse gas reduction targets under AB 32, and provide hands-on "green job" training opportunities for local job training programs. The goal of this incentive program is to provide low-income homeowners in California access to solar photovoltaic systems and reduce bills without increasing monthly expenses. The program requires no administrative management since GRID Alternatives will provide outreach, project management, and installation services.
- **Multifamily Affordable Solar Housing (MASH)** program, which provides higher incentives to offset the project costs of installing solar on multifamily affordable housing buildings in California. The goal of the MASH is to incorporate high levels of energy efficiency and high performing solar systems to help enhance the overall quality of affordable housing.

2.9 SUMMARY OF THE REGIONAL HOUSING NEEDS ALLOCATION

State law establishes that regional councils of government shall identify for each city and county its "fair share allocation" of its most recent regional housing needs determination. For its most recent Regional Housing Needs Allocation (RHNA), which was released May 15, 2008, ABAG took into consideration several factors: market demand for housing; housing value trends and income/affordability analysis; employment opportunities; availability of suitable residential sites and public facilities; commuting patterns as they relate to the differences in job creation and labor supply; type and tenure of housing supply; and housing needs of farm workers. Needs are assessed for the period from 2007 through 2014. In turn, cities and counties must address these local shares of regional housing in their General Plan Housing Elements.

State law also requires that regional housing needs determinations consider the need for housing at all income levels. To promote a more equitable distribution of regional needs, ABAG uses city, county, and Bay Area averages to determine the proportion of housing within each income

level. Table 2.9-1 shows the distribution of housing needs by income level for San Bruno. The income categories used are described in the preceding discussion of Housing Affordability.

The RHNA does not allocate need for extremely-low income households. However, Government Code Section 65583 does require that communities project housing needs for all income levels, including extremely-low income households. In the absence of more specific information, San Bruno expects extremely-low income need to form a share of overall need similar to the share expressed in current estimates of 2000 income distributions. As summarized in Tables 2.4-2 and 2.4-3, extremely-low income households are estimated to comprise a share of all households almost equal to that of very-low income households. Therefore, for purposes of the RHNA allocation and quantified objectives, San Bruno projects extremely-low income need to be equal to half of the total RHNA very-low income need.

Table 2.9-1: ABAG's Regional Housing Needs Allocation for San Bruno, 2007-2014

	<i>Number</i>	<i>Percent of Total Need</i>	<i>Percent of Affordable Need</i>
Extremely-low ^a	111	12	20
Very-low	111	12	20
Low	160	16	28
Moderate	188	19	33
<i>Affordable need^b</i>	<i>570</i>	<i>59</i>	<i>100</i>
Above-moderate	403	41	
Total need	973	100	

a. Represents half of the official very-low income allocation.

b. Affordable need includes everything but above-moderate need.

Source: ABAG Regional Housing Needs Determination, 2007-2014 (Final Official Release 5-15-2008).

3 Housing Constraints and Resources

This chapter describes the potential constraints applied by local, State, and federal governments, the private market, infrastructure, and the natural environment to the expansion of San Bruno's housing supply. Additionally, potential resources available through local, State, and federal programs are also discussed. This chapter is designed to address the requirements of Government Code Section 65583(a)(4) and (5).

3.1 GOVERNMENTAL CONSTRAINTS

Although local ordinances and policies are enacted to protect the health and safety of citizens and further the general welfare, it is useful to periodically reexamine them to determine their continued relevance and if they constitute a barrier to the maintenance, improvement, or development of housing. This section describes existing governmental constraints and the ways in which the City has worked to reduce or remove them over the last Housing Element cycle.

LAND USE REGULATIONS

San Bruno 2025 General Plan

The land use categories of the San Bruno 2025 General Plan allow residential growth at various density levels. The General Plan Land Use Diagram is included as Figure 3.1-1. The City's Zoning Ordinance will be updated by 2010 to reflect these residential densities in accordance with **Program 2-A**. The General Plan explicitly provides that bonuses for "income-restricted housing shall be in accordance with State law, and in addition to the density or FAR." Land use categories that accommodate residential development include:

- **Very Low Density Residential.** Single family detached residential development at a density of 0.1 to 2.0 units per acre; innovative development patterns, preservation of natural features, pedestrian paths, and other amenities are encouraged.
- **Low Density Residential.** Single family detached development at a density of 2.1 to 8.0 units per acre; single family attached development may be allowed where clustering permits additional open space.
- **Medium Density Residential.** Residential development at a density of 8.1 to 24.0 units per acre; allows for single family detached and attached housing, small-lot and zero-lot-line development, and duplexes.
- **High Density Residential.** Allows single family attached and multifamily residential development at a density of 24.1 to 40.0 units per acre; includes ancillary uses such as rooming and boarding houses, sanitariums, and rest homes.

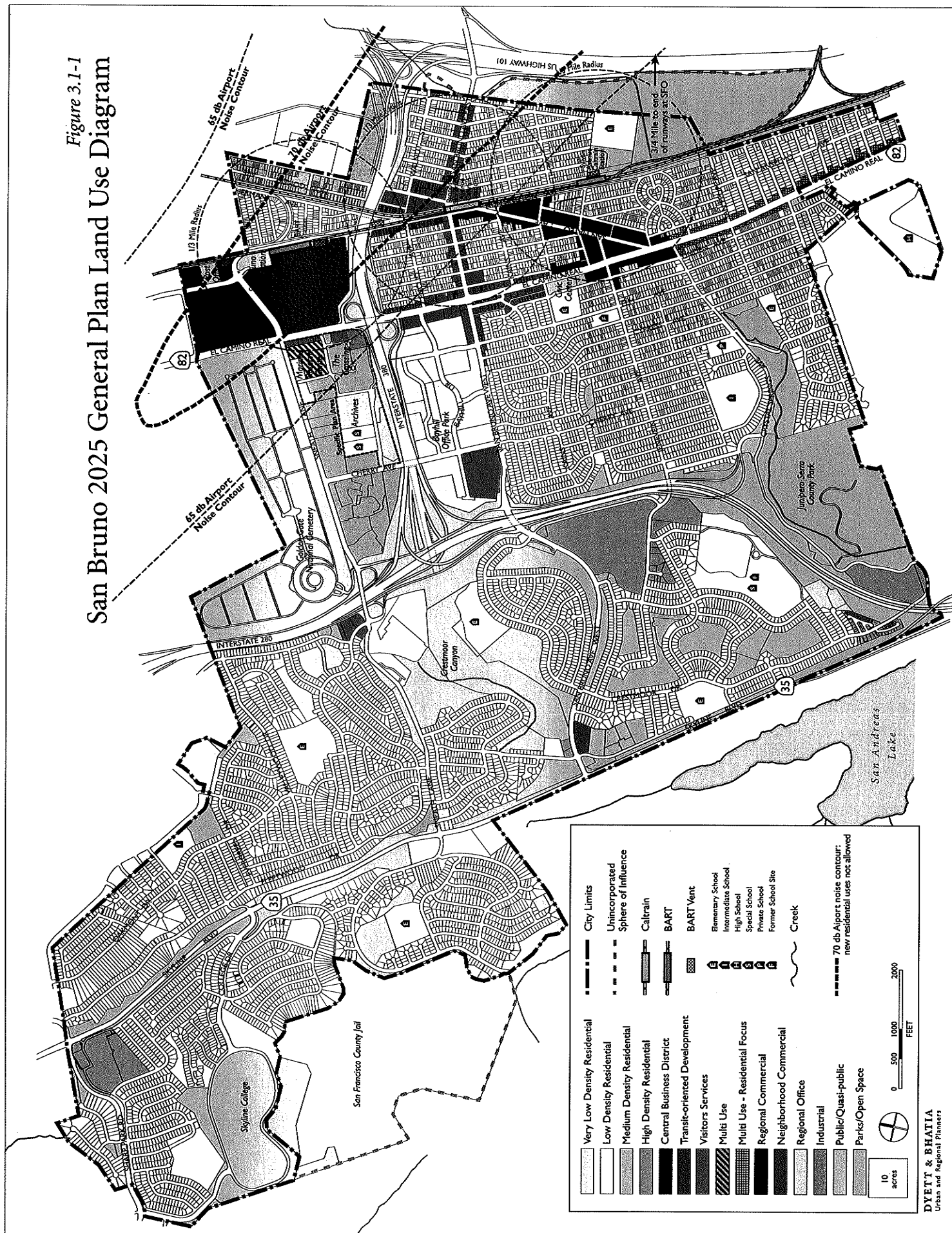
The updated General Plan also re-designated three major commercial corridors in San Bruno to new, mixed-use designations that will allow for commercial, office, and residential uses and so capitalize on the proximity of these corridors to BART and Caltrain. General Plan land use designations that allow for residential development at higher densities with mixed uses include:

- **Central Business District (Downtown Mixed Use).** Allows 3.0 base maximum FAR combined for all uses (residential and non-residential), with no separate residential den-

sity limitation. Downtown Mixed Use permits one or more of a variety of uses, including: retail sales; hotels; eating and drinking establishments; personal and business services; professional and medical offices; financial, insurance, and real estate offices; theaters and entertainment uses; educational and social services; and government offices. Active uses are required at the ground level, and residential use is permitted on second and upper floors only. Wholesale trade, drive-through facilities, and auto-related uses are prohibited.

- **Transit Oriented Development (TOD).** Allows 2.0 base maximum FAR combined for residential and/or non-residential, 3.0 maximum for parcels of 20,000 square feet or larger, and a potential additional 0.5 FAR bonus for off-site improvements and urban design amenities, as outlined in the Zoning Ordinance. In addition to FAR maximums, residential density shall not exceed 40 units per acre at base FAR, and 50 units per acre with all incentives (before State-mandated affordable housing density bonus). This classification permits a variety of uses, either individually or in mix with other permitted uses, including: retail sales; eating and drinking establishments; personal and business services; professional and medical offices; financial, insurance, and real estate offices; hotels and motels; educational and social services; government offices; and residential. This designation is generally applied in key corridors such as San Bruno Avenue and El Camino Real in areas with proximity to BART and Caltrain stations.
- **Multi Use-Residential Focus.** Allows 2.0 base maximum FAR combined for residential and/or non-residential, 3.0 maximum for parcels of 20,000 square feet or larger, with non-residential use not exceeding 0.6 FAR. Residential density shall not exceed 40.0 units per acre (before State mandated affordable housing density bonus). The City may grant a discretionary bonus of up to 8.0 units per acre for projects that undertake public right-of-way streetscape improvements in accordance with criteria established by the City. Multi Use-Residential Focus extends south along El Camino Real from Crystal Springs Road, placing emphasis on multifamily housing in new development projects. Multi Use-Residential Focus permits one or more of a variety of uses, including: multifamily and attached single-family housing; eating and drinking establishments; personal and business services; hotels and motels; and financial, insurance, and real estate offices. New retail uses are only conditionally allowed to ensure that such activities are concentrated in existing retail districts.
- **Neighborhood Commercial.** Residential units are conditionally permitted on upper floors as part of a mixed-use development with commercial uses; overall maximum FAR for all uses is 1.2 FAR (with no separate residential density limitation).

Figure 3.1-1
San Bruno 2025 General Plan Land Use Diagram



Residential Development and Density Bonuses

California housing law requires that where affordable housing is included in residential developments, a density bonus must be granted. SB 1818 (Hollingsworth) amended the law in 2004 implementing the density bonus granted on a sliding scale such that the amount of the bonus increases as the percentage of affordable units increases, until the maximum of 35 percent is reached. Applicants also receive a greater bonus for provision of very-low income and low-income units, versus the provision of moderate-income units.¹

Downtown and Transit Corridors Plan

The Redevelopment Agency is engaged in development of a Transit Corridors Plan that focuses on commercial/transit corridors of El Camino Real, San Bruno Avenue, and San Mateo Avenue, adjacent to the future location of the Caltrain Station on San Bruno Avenue. The Plan will serve as the regulatory document to implement the new General Plan Update transit-oriented development and mixed-use land use classifications. The Plan will include design guidelines, development regulations, parking standards, and an implementation strategy that will facilitate development of mixed-use projects in the area. The planning process began in 2008 and is estimated to be completed in 2009, prior to completion of the Zoning Ordinance update. The new regulations for the corridors will be integrated into the updated Zoning Ordinance.

Zoning Development Standards

A summary of development standards for the City's current residential zoning districts is shown in Table 3.1-1 and the current zoning designations are depicted in Figure 3.1-2. However, the Zoning Ordinance is expected to be updated immediately following the adoption of this Housing Element so as to be in accordance with the new General Plan. Zoning requirements for setbacks and lot coverages are similar to other cities in San Mateo County, and are not generally perceived as a constraint to housing development in San Bruno. Multifamily apartments are allowed by-right in the R-3 Medium Density and R-4 High Density Residential districts. San Bruno zoning and land use designations do not distinguish between kinds of residential use, such as an apartment building that provides transitional or supportive housing, or SROs. **Program 6-E** proposes actions to address the need for more supportive and extremely-low income housing, including arrangements such as SROs, rent-subsidized apartments leased in the open market, or long-term set-asides of units within privately-owned buildings. Likewise, San Bruno has worked to ensure that standards for single family residential areas also do not distinguish between kinds of residential buildings. **Program 3-G** requires the City to continue to permit manufactured housing on single family zones and ensures that no special restrictions apply to factory-built housing that do not apply to other residential uses in the zone.

Parking

Parking requirements in San Bruno are also similar to other cities in San Mateo County and are not considered a major barrier to the development of affordable housing. However, recent experience with the Planned Development on the former US Navy Site demonstrated that reduced parking requirements can increase the affordability of housing without reducing the

¹ California Government Code Section 65915, amended by Chapter 928, Statutes of 2004. This law only applies to developments consisting of five or more dwelling units.

attractiveness or convenience, particularly when the housing is transit-accessible and caters to special needs groups that have less demand for parking, such as the elderly or the disabled. As most of the opportunity sites in this Housing Element cycle are infill redevelopment in transit accessible commercial corridors, this finding may apply to many of these parcels. Policies T-34 through T-42 in the San Bruno 2025 General Plan require existing parking requirements be reviewed and revised in part to ensure they do not add unnecessary cost to affordable housing development. These General Plan policies also suggest ways in which the city can better meet parking needs without raising parking requirements, such as allowing the joint or shared use of parking facilities. Housing Element **Program 3-I** helps to implement those transportation policies by requiring the review and revision of parking requirements in conjunction with the update of the Zoning Ordinance to be consistent with the General Plan. Furthermore, **Program 3-I** requires the City to at minimum update parking standards to conform to State density bonus regulations (California Government Code Section 65915(p)). The Downtown and Transit Corridors Plan will also evaluate modification of parking standards in downtown and along El Camino Real and San Bruno Avenue.

Planned Development

The purpose of the P-D Planned Development District is to allow a mixture of land uses, density, or design relationships that will produce a superior built environment but which may need a variety of exceptions to existing land use and zoning regulations. The P-D process is initiated by the property-owner/developer, at which time the City Council establishes a P-D district based on a preliminary development plan. A Planned Development Permit is then issued for all uses within the district, which in turn allows the City and the developer flexibility in development standards and provision of amenities. Additionally, because land use planning, design, and environmental review occur simultaneously, the P-D zone enables the City to approve multiple uses in one consolidated, efficient, and timely process.

San Bruno's largest Planned Development site under construction is the former U.S. Navy Site, now called The Crossing. Since 1999, the City has worked with the developer and consultants to prepare a U.S. Navy Site and Its Environs Specific Plan (January 2001, amended January 2002 and August 2005), entered into a Development Agreement (February 2002), and has granted building permits for all four phases of residential construction. Three out of four phases are complete, and the fourth—a 350-unit condominium project—is under construction with an expected completion date in 2009 or 2010. Other planned developments under construction or approved include Skycrest, a PD approved for 24 units in 2005 (under construction); Merimont, a PUP approved for 70 units in 2006 (under construction); Glenview Terrace, a PD approved for 16 units in 2006; and Cedar Grove, a PUP approved for 14 units in 2008.

Airport Noise and Land Use Regulations

San Francisco International Airport (SFO) is located just east of San Bruno in unincorporated San Mateo County, and is a major source of noise in some areas of the city. The San Bruno 2025 General Plan contains policies designed to reduce the impact of airport noise on new residential development in particular, by establishing higher noise insulation standards for some noise-impacted areas, and by prohibiting new residential uses in the most airport noise-impacted areas. While this is a governmental constraint in that the City is imposing these regulations on new development, this issue is described in more detail under Environmental Constraints later in this chapter.

Figure 3.1-2
Current City Zoning Designations

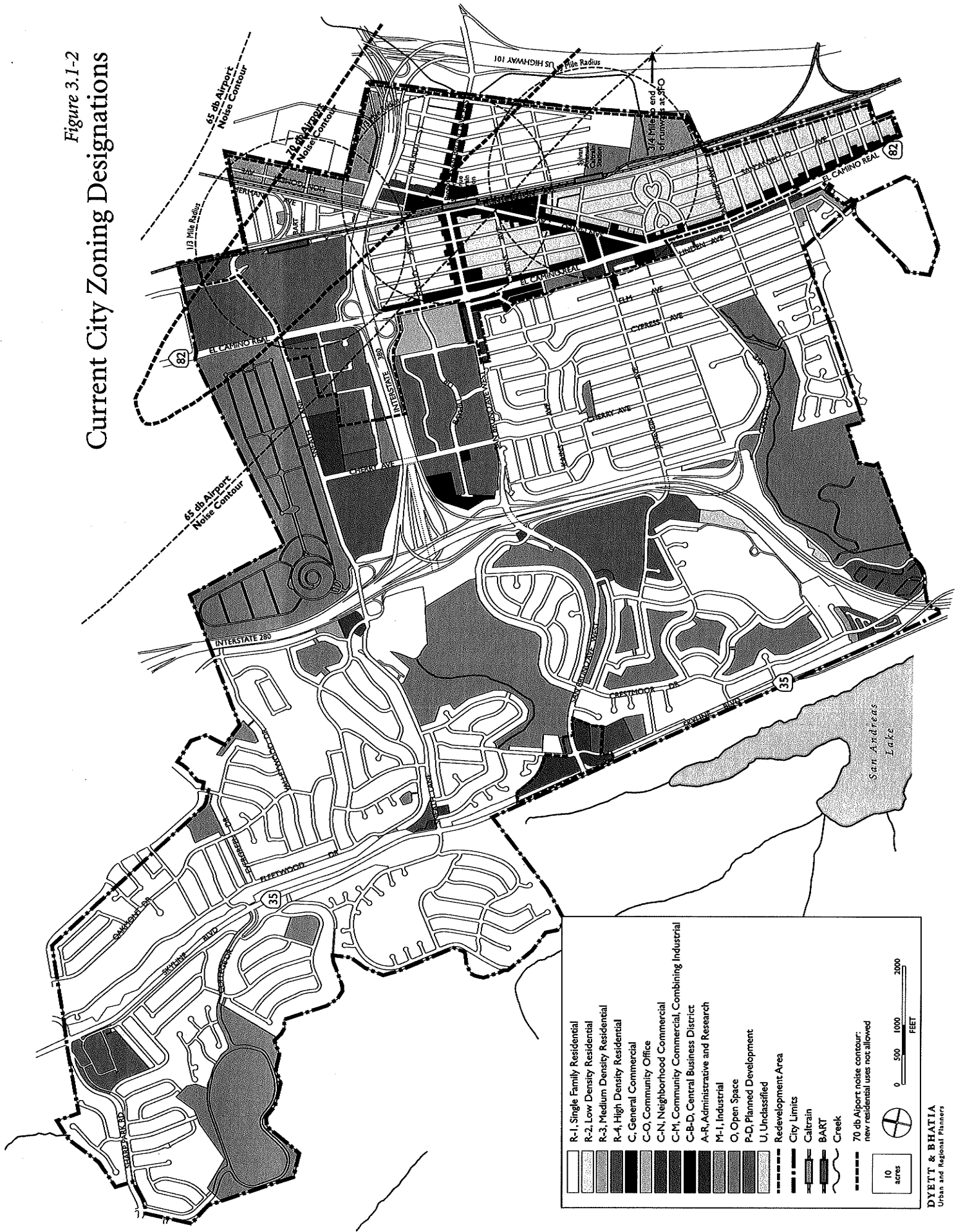


Table 3.1-1: City of San Bruno Property Development Regulations: R-1, R-1-D, R-2, R-3, R-4, CBD

	R-1/R-1-D	R-2	R-3	R-4	CBD
Minimum Building Site Required (sq ft)	5,000 interior lot 6,000 corner lot	5,000 interior lot 6,000 corner lot	5,000 interior lot 6,000 corner lot	5,000 interior lot 6,000 corner lot	2,000
Minimum Lot Area per Unit (sq ft)	n/a	2,900	1,950	1,450	n/a
Minimum Lot Width (ft)	50 interior lot 60 corner lot	50 interior lot 60 corner lot	50 interior lot 60 corner lot	50 interior lot 60 corner lot	25
Maximum Lot Coverage	80% impervious surface 40% structures	85% impervious surface 55% structures	85% impervious surface 60% structures	85% impervious surface 60% structures	100%, less required parking and landscaping
Minimum Yards (ft)					
Front	15	15	15	15	n/a
Side	5 interior lot 10 corner lot	5 interior sides 10 street sides	5 interior sides 10 street sides	5 interior sides 10 street sides	n/a
Rear	10	10	10	10	n/a
Minimum Setback from Sidewalk to Garage (ft)	20	20	20	20	n/a
Maximum Height (ft)	35	35	50 ft or 3 stories, whichever is most restrictive	50 ft or 3 stories, whichever is most restrictive	50
Parking					
Single Family	2 car garage or carport per unit.				
Single Family with second unit	3 covered spaces per single family home.				
Duplex (2 units, 3br each)	4 covered spaces.				
Studio	1.5 spaces per unit. At least one covered space provided for each unit.				
Apartment	2 covered spaces per unit.				
Mobile Home Park:	2 spaces per site. Parking may be tandem. One additional space for each 10 sites for laundry and recreational facilities.				
Rooming House, Lodging House	1 space for each two sleeping rooms.				
Guest Parking	In all instances, guest parking must consist of 0.1 spaces per unit.				

Source: City of San Bruno Community Development Department, Zoning Ordinance (Reprinted June 1999), 21 Elements Parking Standards Survey Internal Summary, September 2008.

HOUSING FOR PERSONS WITH DISABILITIES

Reasonable Accommodations

Both the federal Fair Housing Act (FHA) and the California Fair Employment and Housing Act (FEHA) mandate that cities make “reasonable accommodations” in their land use regulations when necessary to provide housing for disabled persons. (42 U.S.C. Section 3604(f)(3)(B); Government Code Section 12927(c)(1), 12955(1).) What this means is that reasonable exceptions to zoning and land use regulations (such as minimum setbacks) should be made if the reason is for improving the accessibility of one’s home. These fair housing requirements are included in California’s Title 24 regulations, which are currently enforced by the City through its Zoning Ordinance, building codes, plan review, and site inspections processes.

The San Bruno Zoning Ordinance allows housing for persons with disabilities by right in any residential zoning district. The current definition of family in San Bruno’s Zoning Ordinance—*“one or more persons occupying a premises and living as a single housekeeping unit as distinguished from a group occupying a hotel, club, fraternity, sorority house, roominghouse, or boardinghouse. A family shall be deemed to include necessary servants.”* (Ord. 1410 § 1 (part), 1982: prior code § 27-3.1 (part))—does not create unreasonable restrictions on persons with disabilities.

In regards to specific reasonable accommodations requests, San Bruno procedure is to process these requests over the counter. For example, a request for building a wheelchair ramp is processed over the counter and requires only a building permit, costing under \$100. City code allows a ramp to extend six feet into the 15-foot front yard setback, so it is unlikely that any further planning review would be necessary. City procedure is to process building permits using CalDAG 2003 and the 2007 California Building Code, as adopted by the City. No local amendments to these codes diminish the ability of the City to accommodate persons with disabilities. Requests for refunds to permit fees, based on economic need, are available through City Council review and approval. Retrofits made according to the Americans with Disabilities Act (ADA) are handled by the Building Division. **Program 3-F** ensures that the City will also formally adopt a procedure into the Zoning Ordinance during the update process.

Group Accommodations (Including Supportive and Transitional Housing)

Special residential care facilities of six persons or fewer are allowed by right in the R-1, R-2, R-3, and R-4 residential zones. Special residential care facilities of six persons or fewer are treated no differently than any other residential use. The Fire Department and Building Division inspect the residence for compliance with codes for a single family residence; no special building permits are required. No noticing (or community input) is required for special residential care facilities of six persons or fewer. Special residential care facilities over six persons require a Conditional Use Permit, with review by the Planning Commission. Such permits are routinely issued usually for senior housing with disabled provisions. Community noticing and input for special residential care facilities over six persons is the same for all Conditional Use Permits, with no differences between types of residential development. No special residential care facility proposed within San Bruno has yet been denied.

San Bruno does not restrict siting or apply minimum distances to any special needs housing. There are also no explicit governmental constraints on the creation of specific kinds of special

residential care facilities such as supportive, transitional, or emergency housing. Supportive and transitional housing are treated no differently than any other residential use.

The City's Zoning Ordinance is currently compliant with Fair Housing Law. An update of the Zoning Ordinance has been budgeted by the City Council as an implementation measure following adoption of the Housing Element (**Program 2-A**) to ensure consistency between the General Plan, Housing Element, and Zoning Ordinance. **Program 6-A** ensures that during the Zoning Code Update, the definition of "special residential care facilities" is revised to explicitly include transitional and supportive housing uses.

OTHER EFFORTS TO FACILITATE AFFORDABLE AND ACCESSIBLE HOUSING

Other housing programs address special incentives for housing projects designed and constructed for disabled persons. In the last Housing Element cycle, the City expedited permit review and waived planning, building, and licensing fees for affordable housing development—including units designed for persons with disabilities—at The Crossing (U.S. Navy Site), and **Program 5-G** directs the City to continue this policy throughout the community by providing expedited review and fee waivers for affordable housing, and housing for seniors and persons with disabilities. The City has also worked to facilitate affordable residential development in more areas of the city. In accordance with recommendations in the last Housing Element, which suggested the City modify development regulations in appropriate districts to encourage housing for special needs groups, the City adopted two new General Plan land use classifications² that encourage residential development in accessible central locations, Transit Oriented Development and Multi-Use Residential Focus, as well as amended the Zoning Ordinance to allow residential lofts in commercial zones. **Program 5-H** represents the continuation of the program to consider modifications to development regulations to encourage affordable housing through smaller-sized units and other approaches to reduce construction costs. **Program 5-F** represents the continuation of the program to encourage development of units designed for large families.

ORDINANCE 1284 HEIGHT AND DENSITY LIMITS

As a result of a voter initiative, Ordinance 1284 was adopted by City Council in June 1977. The Ordinance was intended to preserve the existing character of San Bruno by requiring voter approval for high-rise developments, increased density in existing neighborhoods, and projects encroaching upon scenic corridors and open spaces. Permits and approvals cannot be issued to allow construction of the following types of buildings, unless approved by a majority of voters at a regular or special election:

- Buildings or other structures exceeding 50 feet in height;
- Buildings or other structures exceeding three stories in height;
- Buildings or other structures, modifications or redevelopment thereof in residential districts which increase the number of dwelling units per acre or occupancy, within each acre or portion thereof, in excess of limits permitted on October 10, 1974, under the then existing Zoning Chapter of the City of San Bruno;

² The Updated General Plan, including the land use classifications, was adopted March 2009.

- Multi-story parking structures or buildings; or
- Buildings or other structures, modifications or redevelopment thereof which encroach upon, modify, widen, or realign the following streets hereby designated as scenic corridors:
 - Crystal Springs Road between Oak Avenue and Junipero Serra Freeway, or
 - Sneath Lane from El Camino Real to existing westerly City limits.

For any development for which the restrictions of Ordinance 1284 apply, the Ordinance also requires “Town Hall” type meetings in order that the public is fully informed before voting.

Each of the five restrictions under Ordinance 1284 may limit residential development within the city. However, the City has built considerable amount of housing since the adoption of the last Housing Element in 2003 (see Chapter 4) while Ordinance 1284 has been in place. Furthermore, during the last Housing Element cycle, the City took steps to address the constraints posed by Ordinance 1284 and performed a legal analysis of the applicability of the Ordinance in the Redevelopment Plan Area in 2005. The analysis revealed two types of projects that, *in the Redevelopment Area*, would not need voter approval: residential projects that are at a higher density than permitted in 1974 (because the residential density restriction only applied to residential zones that existed at that time), and projects that encroach upon or modify certain public streets. Additionally, the analysis concluded that while the ordinance limits the number of stories in a building to three, it does not specifically define a story. Consequently, the City Council amended the Zoning Ordinance to define a “loft floor” which opens to the space below separately from a “story” which does not, thus allowing extra living space to be developed within the confines of the 50-foot height limit.

Overall, Ordinance 1284 is most restrictive to existing residential neighborhoods because of the prohibition on increased densities on existing residentially zoned parcels (See below for a description of the treatment of second units specifically). This is because the ordinance was designed as a preservation measure. Ordinance 1284 is not viewed as a major constraint to affordable housing development in this Housing Element, however, because most of the identified housing opportunity sites are located in the corridors and in the downtown area and were previously zoned for commercial use. Height limits still apply, but in general the provisions of the ordinance are limited in scope and applicability for these parcels. For instance, Ordinance 1284 does not prohibit any of the following along the target corridors:

- Rezoning areas from commercial use to residential use at any residential density standard;
- Permitting mixed-use development on commercially zoned properties at any residential density standard;
- Residential redevelopment on former school sites, consistent with zoning;
- Below ground (more than 50 percent below grade) parking facilities; and
- Proposed development regulated under State laws, such as density bonuses, etc.

Due to the built-out nature of San Bruno, the ability to construct multi-story parking structures is limited less by this ordinance than by available parcel size. Most likely candidates are areas

where development sites have the potential for consolidation, such as the Citibank site adjacent to an existing City parking lot. Likewise, potential constraints to housing development as a direct result of declaring Crystal Springs Road and Sneath Lane as scenic corridors are also minimal. Major adjacent properties include the Golden Gate National Cemetery, City Park, Junipero Serra County Park, and interstate highway rights-of-way, all of which are already inappropriate locations for housing development. Moreover, the designation of these two roadways does not prohibit development, but merely the widening of the roadways themselves.

Although high densities are permitted by the General Plan along major corridors (with allowable densities in the Transit Oriented District that can reach up to 64 units per acre³), some development professionals have indicated that the building height limit of Ordinance 1284 is a potential constraint on the feasibility of developing high-density housing along commercial corridors in San Bruno. As an adopted City ordinance that has been in place for over three decades, it is unlikely that Ordinance 1284 will be lifted during the Housing Element timeframe. However, the Downtown and Transit Corridors Planning process will analyze the economics of developing mixed-use housing over retail, including an evaluation of increasing the height limit in certain areas, such as at key intersections. A few comments were received on this subject at the Community Open House on the Draft Housing Element; some supported keeping the height limit, while others supported considering a change in certain areas where it is compatible with other nearby heights. If, with further study, increased height limits are shown to be necessary to encourage desirable development, and the idea receives a positive response from the community, increased height limits in some areas could be presented to voters for approval. Such a proposal would require public education and dialog to discuss the benefits of high density housing near transit, such as increased transit ridership, reduced car use, reduced greenhouse gas emissions, and more affordable housing.

In the meantime, policies proposed in this Housing Element attempt to make affordable housing development feasible whether or not Ordinance 1284 remains unchanged: through financial and logistical support for lot consolidation (**Program 2-E**), reduced parking requirements (**Program 3-I**), density bonus incentives (**Program 5-B**), fee waivers (**Program 5-G**), modified development standards (**Program 5-H**), and other financing/subsidy strategies (e.g. **Program 5-E**).

SECOND UNITS: ORDINANCE 1421 AND AB 1866

Ordinance 1421, adopted by City Council in 1983, was intended to preserve the existing scale and character in established residential neighborhoods. Under the ordinance, only second units constructed prior to June 1977 were permitted within the city due to safety, traffic congestion, parking, and infrastructure concerns. However, the passage of AB 1866 in the California State Assembly in 2002 conflicted with Ordinance 1421; AB 1866 mandates that as of July 1, 2003, second unit applications are to be considered through ministerial process, without discretionary review or hearing, according to an adopted City ordinance. AB 1866 stipulates that a City ordinance may include “requirements relating to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located” (California Government Code 65852.2(b)(1)(G)). In other words, if all applicable zoning standards and procedures are

³ Base 40 units/acre + max. affordable housing bonus 14 (40 x 0.35) + offsite improvements 10 = 64 units/acre.

met, second units are to be ministerially approved in some residential areas of the City. Therefore, in July 2003, San Bruno adopted a Second Dwelling Unit Ordinance pursuant to California Government Code 65852.2. The ordinance, found in Section 12.92.031 of the City's Municipal Code, applies AB 1866 and sets standards for the development of second dwelling units so as to increase the supply of smaller and affordable housing units while maintaining compatibility with existing neighborhoods.

Permission to construct second units helps to ensure availability of affordable housing stock in San Bruno while maintaining current zoning standards in residential districts and preventing alteration of existing neighborhood character and scale. **Program 5-J** directs the City to encourage second units in new single family neighborhoods to accommodate multi-generational dwelling.

As a separate but related issue, **Program 1-C** continues the provision of information on how to legalize second units developed prior to 1977 in R-1 and R-2 zones. Through existing programs, the City has successfully legalized 30 second units constructed prior to June 30, 1977, and accomplished necessary life safety and building code upgrades (with the work paid for by the homeowners). Continued legalization of these units may also contribute a small proportion to the affordable units the City can count toward its RHNA. **Program 1-C** also directs the City to develop a legalization process and criteria for second units constructed between 1977 and 2003, while ensuring provision of adequate parking.

DEVELOPMENT REVIEW PROCESS

Generally, all projects undergo a development review process through the Planning Department to ensure compatibility and safety of development throughout San Bruno. Permits and approvals from the Building Department are also required. Projects that do not require a General Plan or a zoning change do not need Planning Commission or City Council approval. Table 3.1-2 summarizes the housing types permitted by zoning district. Table 3.1-3 summarizes the types of permits required for housing projects and typical processing time. For non-conforming residential projects—those requiring a conditional use permit and/or variance—the application is forwarded to the Planning Commission upon recommendation by the Architectural Review Committee.

3.1-2: Housing Types Permitted by Zoning District

Housing Types	ZONE				
	R-1	R-2	R-3	R-4	C-B-D (Mixed Use)
SF-Detached	P	P	P	P	
SF-Attached	P	P	P	P	
2-4 DU			P	P	P
5+ DU				P	P
Residential Care ≤ 6P ¹	P	P	P	P	
Residential Care > 6P ¹	CUP	CUP	CUP	CUP	
Mobile-Homes	CUP	CUP	CUP	CUP	
Manufactured Homes	P	P	P	P	
2nd Unit	P	P	P	P	

1. P=Permitted CUP=Conditional Use

San Bruno Housing Element
Chapter 3: Housing Constraints and Resources

2. 1) Residential Care includes single room occupancy, transitional housing, and supportive housing.

Source: San Bruno Planning Division

Depending on the conformity of a project application with the General Plan and the Zoning Ordinance, and magnitude and complexity of a development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors which can affect the length of development review on a proposed project include a rezoning or General Plan amendment requirement, public meetings required for Planning Commission or City Council review, or a required Negative Declaration or Environmental Impact Report (EIR).

For a typical single family (infill) unit, required planning review ranges from two to three months and building review requires up to six weeks. A single family residential subdivision requires three to six months for planning review, three months for engineering work, and three months for building review. Multifamily developments generally require three to four months for planning review and up to four months for building review. As Architectural Review is not required of single family subdivisions but is required of multifamily housing developments, this could be seen as a constraint to the development of affordable housing. However, the City is actively working to mitigate this constraint through the development of the Downtown and Transit Corridors Plan, which will provide detailed development design standards and thereby increase certainty for developers and streamline the building review process in the future. This is particularly important in the transit corridors areas, because the vast majority of opportunity sites are in these corridors and the planning effort represents the priority the City places on transit-oriented and compact, efficient infill development. **Program 2-B** commits the City to completing this plan, and making these design standards available within one year after adoption of the Housing Element. The City does not impose any additional fees or burdens on multifamily development, supportive housing, transitional housing, SROs, or group homes. Again, the development review process for all conforming residential development is the same.

3.1-3: Timelines for Permit Procedures in San Bruno

<i>Type of Approval or Permit</i>	<i>Typical Process- ing Time</i>	<i>Approval Body</i>
Site Plan Review	32 - 4 weeks	Planning staff
Architectural/Design Review (minor)	6 - 8 weeks	Architecture Review Committee
Architectural/Design Review (major)	8 - 16 weeks	Planning Commission
Conditional Use Permit	8 - 16 weeks	Planning Commission
Zone Change	12 - 24 weeks	City Council
General Plan Amendment	12 - 24 weeks	City Council
Subdivision Maps	12 - 24 weeks	City Council
Final Subdivision Maps	4 - 6 weeks	City Engineer
Parcel Maps	8 - 12 weeks	Planning Commission
Negative Declaration	4 - 6 months	Planning Commission
Environmental Impact Report	6 - 12 months	Planning Commission

Source: San Bruno Planning Division

The length of San Bruno's review process is comparable to other Bay Area cities and should not be viewed as a constraint to housing development. Using a policy developed during the last Housing Element cycle, the City expedited the review and permitting for 1,063 housing units in four projects at The Crossing between 2002 and 2006. To further encourage the development of

affordable housing, Housing Element **Program 5-G** continues this program of expediting permit processing for very-low, low-, and moderate-income projects. Table 3.1-4 shows typical processing procedures by type of project.

3.1-4: Typical San Bruno Processing Procedures by Project Type

	<i>Single Family Unit</i>	<i>Subdivision</i>	<i>Multifamily Units</i>
	Site Plan Review	Site Plan Review	Site Plan Review
	Architectural Review	Design Review	Design Review
		Tentative Map	Initial Study
		Final Map	Negative Declaration
		Initial Study	
		Negative Declaration	
Estimated Total Processing Time	8 weeks	8 months	6 months

Source: San Bruno Planning Division

One way in which the City has expedited the review and approval of affordable housing projects in the past is through specific planning, which was done for the former Navy Site. Because the Specific Plan specified many requirements, such as environmental review, design guidelines, and parking, individual projects built within the Specific Plan area were processed more quickly. The City is currently working on the Downtown and Transit Corridors Plan, which will also be designed to expedite the approval of projects that meet development standards and guidelines in the area. Many of the opportunity sites identified in this document fall this new Plan area, so, in effect, the City is already footing the bill for extensive pre-planning for these sites.

In order to increase approval certainty, San Bruno is working to clarify design criteria for project approval through **Program 2-A**, **Program 2-B**, and **Program 2-F**, which concern the development of the Residential Design Guidelines and the Transit Corridors Plan, and the update of the Zoning Ordinance to be consistent with these documents and with the General Plan.

While the City's General Plan and Zoning Ordinance brings uniformity and fairness to the regulation of the community's housing stock, they do not adequately address many unique conditions that result from the city's historic development patterns and great diversity. Therefore, the City is developing Residential Design Guidelines to assist the staff, Planning Commission, and City Council when considering exterior design of single-family and two-family residences in the city that require discretionary approval or a building permit. The design guidelines are intended to assist homeowners and builders in designing their projects with sensitivity to their neighbors, and to communicate the community's expectations regarding new residential construction. The guidelines will address important planning and design issues that are not covered by the city's primary regulatory documents, including enhancing the identity of residential neighborhoods, assuring compatibility in scale of structures within residential neighborhoods, controlling development of hillside lots, and encouraging the construction of Green Buildings. The purpose of the design guidelines is not to be cost prohibitive but to streamline the design review process by more clearly communicating community expectations to property owners and builders.

FEES AND EXACTIONS

San Bruno has established fees for building permits and planning services for all residential developments. As shown in Table 3.1-5, 2009 development fees for a model single family for-sale home in a new subdivision total approximately \$21,657, while those for a model multifamily rental unit in an apartment complex total approximately \$7,927. Other planning fees are listed in Table 3.1-6, although they would not be applicable to a conforming residential project. These costs are estimates of potential building and planning fees, and do not include environmental review costs or the costs of providing new, or upgrading existing, infrastructure. However, they represent reasonable development costs and are not viewed as a constraint to affordable housing production. The building fees are still a small portion of overall housing development costs (See pages 3-31 and 3-32 for information about residential land and construction costs.) LEED certified projects are eligible for up to a 10 percent reduction in permit fees. The City Council may waive any fee in whole or in part based upon a showing of public purpose. A comprehensive permit fee nexus study was performed in 2006.

Often, a majority of the cost for new homes in a conventional single family subdivision is a result of the park in-lieu fee. However, this fee can be reduced or waived by providing on-site open space and recreational facilities. The Zoning Ordinance requires dedication of two (2) acres of parkland per 50 acres of residential subdivision (50 lots or more), or payment of in-lieu fees equal to the market value of land at a rate of 4.5 acres of parkland per 1,000 residents. It should also be noted that the park in-lieu fee applies only to residential subdivisions. However, it is assumed in this example that the developer would provide the park and recreational facilities required by the Zoning Ordinance, and in most cases, the developer is given proportional credit for the park and recreational facilities provided. The park in-lieu fee would be reduced or waived for those opportunity sites on closed school locations which are developed to preserve existing open space.

Table 3.1-5: Model Development Fees, Conforming Development Projects (2009)

	<i>Single Family For-Sale Subdivision</i>	<i>Multifamily Rental Apartment</i>
Project Assumptions		
Assumed Project Size (units)	25	100
Living Area per Unit (sq. ft.)	1,800	1,000
Parking Area per Unit (sq. ft.)	470	470
Construction Costs per Unit	\$277,450	\$197,900
	Per Unit Costs (\$)	Per Unit Costs (\$)
Building Fees		
Construction Fee	2,261	1,388
City Art Fund Fee	291	184
Demolition Permit Fee	396	271
Document Imaging Fee	197	133
Electrical Fee	322	226
Energy Check Fee	249	153
General Plan Maintenance	226	139
Mechanical Fee	400	350
Plan Check	1,696	1,319
Plumbing Fee	1,170	670
Recycle Admin	125	0
Seismic Fee	42	49
Technology Fee	203	125
Tree Planting/Pruning Deposit	540	540
C&D Deposit	1,000	0
Water Fees	2,969	893
Wastewater Fees	6,251	1,426
Total Building Fees	\$18,337	\$7,867
Planning Fees		
Affordable Housing	See a. below	See a. below
Tentative/Final Tract Map ^b	2,000	n/a
Planned Development Permit/Arch. Review ^b	240	60
For-Sale Single Family Residential Tax ^c	1,080	n/a
Park In-Lieu Fee	See d. below	n/a
Total Planning Fees	\$3,320	\$60
Total Fees per Unit	\$21,657	\$7,927
<i>Total Fees as Percent of Construction Costs per Unit</i>	<i>7</i>	<i>4</i>

a. The City's Below Market Rate Housing Ordinance requires new residential developments with 10 or more units to provide a minimum of 15 percent of the total units affordable to very-low, low- and moderate-income households. The City Council may approve payment of an in-lieu fee of \$38,700 per unit for single-family detached and \$39,450 per unit for multi-family development.

b. These applications have no set fee. The applicant is responsible for actual cost of staff and consultant time.

c. Single-Family Residential Tax applies only to "for sale" units, not rental units.

d. Developers are required to provide adequate park and recreational facilities for a subdivision by the dedication of land in the subdivision or the payment of in-lieu fees. In most cases, proportional credit is given for on-site open space/recreational improvements. If an in lieu fee is required, the amount is based on the cost of land to provide the required recreational facilities.

Source: City of San Bruno Community Development Department, 2009.

Below Market Rate Housing Ordinance and In-Lieu Fee

The construction of above-moderate income housing depletes the amount of available residential land, while contributing to rising land prices because of increased scarcity of developable sites. Market-rate housing development also exacerbates the affordable housing challenge by creating more need for goods and services typically provided by low-wage employees who need lower cost housing. In order to offset the negative effects of new market-rate housing on the provision of non-market rate housing, to ensure the continued availability of affordable housing, and to promote the economic integration of lower income households in neighborhoods throughout the city, San Bruno adopted a Below Market Rate Housing Ordinance in 2008 in accordance with old Housing Element Program 5-A. The Below Market Rate Housing Ordinance requires new residential developments of 10 or more units to provide a minimum of 15 percent of total units to very-low, low-, and moderate-income households. The Ordinance requires that affordable units are comparable in number of bedrooms, exterior appearance, and overall quality of construction to market rate units in the same project.

The City's first preference is for a developer to actually construct the affordable units; however, the City Council may approve an in-lieu fee of \$38,700 per single family detached unit and \$39,450 per multifamily unit if the new construction would be infeasible or present an unreasonable hardship to the developer due to factors such as project size or site constraints. The in-lieu fees are contributed to the City's Below Market Rate Housing Trust Fund. Approximately \$2.5 million in in-lieu fees have been collected from two projects—Skycrest and Merimont—as of October 2009.

There has been extensive debate over the question of who bears the cost of an inclusionary requirement. Depending on the relative strength of the housing market, the costs may be incurred by:

- Land owners, who may receive a lower price for their land if developers are expecting a lower profit margin from the inclusionary requirement;
- Developers, who may have to accept lower profits if housing prices cannot be raised; or
- Purchasers of market-rate units, who may have to pay higher housing prices if the local and regional housing supply is limited and prices are at least as high in areas outside the City.

The fact that land-owners, developers, and/or purchasers of market-rate units may incur a portion of the cost of providing affordable units may be construed as a constraint to the overall development of housing in San Bruno. However, the City reduces this constraint by providing a wide range of incentives to developers who provide affordable housing units. These incentives include:

- Expedited processing for development applications;
- Planning and building fee waivers;
- Provision of State density bonuses; and
- Potential City subsidies for affordable housing in the Redevelopment Area.

Regarding Flexibility in Meeting BMR Requirements

San Bruno has built flexibility into the Below Market Rate Housing Ordinance. The City Council may approve alternatives to the construction of new inclusionary units where the proposed alternative supports specific housing element policies and goals (such as those for provision of second units, or rehabilitation of older structures) and assists the City in meeting its state housing requirements. Alternatives may include, but are not limited to:

- Construction of affordable units off-site,
- Acquisition and rehabilitation of affordable units,
- Conversion of existing market units to affordable units,
- Dedication of land to the City suitable for the construction of affordable units, and
- Construction of affordable second dwelling units.

The City's first preference is for the actual construction of new affordable units. However, any approval or conditional approval shall be based on a finding that:

- The net cost of the alternative is at least equal to the net cost to provide below market rate units;
- The alternative does not detract from the City's program to meet its housing goals and obligations under California Housing Law (Government Code Section 65580 and following) and California Community Redevelopment Law (Health and Safety Code Section 33000 and following); and
- New construction would be infeasible or present unreasonable hardship in light of such factors as project size, site constraints, market competition, price and product type disparity, developer capability, and financial subsidies available.

Evidence must be submitted to the City Manager or designee and included in the request for any waiver of the construction of new affordable units.

The City encourages developers to apply for the State Density Bonus to reduce the impact of the BMR requirement, including density bonus parking standards. For example, the parking requirement for the proposed 48-unit mixed-use project in the downtown was reduced from the City standard of 2.1 per residential unit to 1.7 per unit, reducing the total by 20 spaces (applying a cost of \$20-30,000 per structured parking space, a savings of \$2 to \$3 million).

Regarding Impacts on Timing, Cost, and Supply of Housing of BMR Requirements

During the development of the BMR Ordinance, San Bruno hired an economic consultant to calculate reasonable in-lieu fees for new residential rental and ownership developments. This analysis included assessment of impacts of the proposed in-lieu fees on the feasibility of residential projects, and compared the parameters of San Bruno's BMR Ordinance to inclusionary requirements in neighboring jurisdictions. The analysis concluded that while San Bruno's Ordinance would make development projects in the city somewhat less profitable than

the status quo, the requirements would be within the range of practices in neighboring jurisdictions. For example, the economic consultant found that 11 of the 21 jurisdictions in San Mateo County, have inclusionary ordinances. Nine of the 11 jurisdictions with ordinances require 15 percent or more affordable units, as does San Bruno. Ten of the 11 jurisdictions with ordinances allow a fee to be paid in-lieu of the development of affordable units, as does San Bruno.

Although the Below Market Rate Ordinance was only adopted in 2008, the inclusionary housing policy has been applied to all new housing developments since the 2003 Housing Element was adopted. As summarized on page 1-2 and described in more detail on page 4-2, the City has had no trouble meeting the RHNA housing objectives from the last cycle. The inclusionary policy has been effective and there has been no evidence of a negative impact on the timing, cost, or supply of housing in the city. For instance, the developer of the Merimont 70-unit single family project negotiated a fee in-lieu of providing affordable units on site, and that project will be completed in 2010. A total of four projects have thus far negotiated payment of in-lieu fees because the sites were located far from the transit corridors and in the midst of traditional single-family residential neighborhoods. However, in the entitled downtown redevelopment project described in more detail in Chapter 4, the affordable units are being provided on site because the location specifically meets City goals for provision of affordable housing near transit and services.

Fees for Non-Conforming Projects

The development fees for non-conforming projects, as contained in Table 3.1-6, are not a constraint to housing development. Residential uses are permitted by the new General Plan on all of the City's identified housing opportunity sites, so they would not require the higher application fees associated with a General Plan or Zoning Ordinance amendment or from Planned Development permits. In order to further encourage development of affordable housing, the City has already adopted policies of waiving building and planning fees for development of very-low, low-, and moderate-income housing. **Programs 5-G** and **5-H** continue those policies from the last Housing Element.

Table 3.1-6: Other Development Fees, Projects Requiring Special Permits (2009)

	Application Fee (\$)
Architectural Review *	1,600
Conditional Use Permit	1,610
Development Agreement *	4,500
General Plan Amendment *	4,500
Minor Modification	925
Miscellaneous Required Review	370
Parking Exception	1,180
Planned Development Permit *	4,500
Planned Unit Permit *	4,500
Temporary Use Permit	450
Variance	1,975
Zoning Amendment *	4,000

* Estimates. The applications require a deposit. The applicant is responsible for actual cost of staff and consultant time.

Source: City of San Bruno Community Development Department, 2009.

Comparison to Other San Mateo County Jurisdictions

According to the survey conducted by San Mateo County through its 21 Elements process, total fees for single family housing vary significantly by jurisdiction (from \$17,800 to \$45,300), with most jurisdictions' total fees falling in the \$20,000-\$35,000 range. San Bruno's total fees for single family housing thus fall below the average for jurisdictions in the county.

According to the survey, total fees for 10-unit multifamily housing developments vary much more dramatically than for single family developments, with a range from \$71,600 to \$356,000. In this context, San Bruno's fees associated with multifamily residential development are well below the average across jurisdictions in the county.

INFRASTRUCTURE

The Network

As a built-out community, San Bruno's infrastructure network has been extended to virtually every corner of the city. All of the housing opportunity sites proposed in this Housing Element are on existing developed property connected to all City services. Redevelopment of these infill sites is not expected to require any infrastructure improvements by the City. Developers are required to pay fees for service hook-ups and/or for their proportionate share of improvements to the water treatment plant. The provision of on-site improvements, such as streets, curbs, gutters, sidewalks, landscaping, drainage, water, and sewer infrastructure, are standard conditions of development approval and have not been barriers to affordable housing development in the past. The City does not maintain any requirements for off-site infrastructure improvements. Infrastructure costs are incorporated into the total residential development project costs discussed under Market Constraints, below.

Water Supply

According to the San Bruno Urban Water Management Plan (UWMP) (2007), the City receives water from two major supply sources: wholesale surface water from the San Francisco Public Utilities Commission (SFPUC) Regional Water System and local groundwater from the Westside Basin. San Bruno has historically used SFPUC regional water to meet demands that could not otherwise be met through local groundwater production. In the fiscal year 2004-2005, San Bruno total water demand was 3.76 million gallons per day (mgd), which comes roughly to .00009415 mgd per capita. Between 2000 and 2005, an average of 2.25 mgd, or 55 percent of the City's total supply, was purchased as part San Bruno's normal SFPUC purchases.

Back in 1984 San Bruno signed a Settlement Agreement and Master Water Sales Contract (Master Contract) with San Francisco, supplemented by an individual Water Supply Contract. These contracts provide San Bruno a Supply Assurance of 3.25 mgd. Although the Master Contract and accompanying Water Supply Contract expire in 2009, the Supply Assurance (which quantified San Francisco's obligation to supply water to its individual wholesale customers) survives their expiration and continues indefinitely.

Table 3.1-7 below roughly compares the total water demand projected and accommodated in the City's UWMP for 2015 to an estimate of the population and water demand that may result in 2014 from adding the RHNA allocation to today's (2008) population. As can be seen in the table, the UWMP was designed to accommodate a higher future population than is likely to occur even if all of this Housing Element's RHNA or Quantified Objectives (next chapter) are constructed this cycle. As such, water supply is not expected to be a constraint to future housing development.

Table 3.1-7: San Bruno Water Demand Comparison

<i>Urban Water Management Plan (2007)</i>	
UWMP 2015 Population Estimate ^a	45,672
UWMP 2015 Total Water Demand Estimate (mgd) ^b	4.30
2015 Calculated Per Capita Demand (mgd)	.00009415
<i>Future Water Demand Adjusted to Housing Element</i>	
2014 Population using 2008 Claritas + RHNA ^c	43,362
2014 Total Water Demand using 2008 Claritas + RHNA (mgd) ^d	4.08
2014 Population using 2008 Claritas + Quantified Objectives ^e	45,317
2014 Total Water Demand using 2008 Claritas + Quantified Objectives (mgd)	4.27

a. The UWMP 2015 population estimate is from SFPUC Wholesale Customer Water Demand Projections (URS, 2004), based on the City's 2001 Draft General Plan but adjusted for the U.S. Census estimates. This is a more conservative (higher) estimate of future population than that projected in the adopted version of the General Plan.

b. The UWMP 2015 water demand was estimated using the Decision Support System Model, developed for San Francisco Public Utilities Commission's Water System Improvement Program (URS, 2005).

c. Population using 2008 + RHNA takes the most current 2008 population estimate from the needs assessment chapter (40,706 from Claritas) and adds the potential additional residential population that would result from 973 new units at 2.73 persons per household (the ABAG persons per household number for 2015).

d. Demand using 2008 + RHNA multiplies the population under (c) by the calculated per capita demand.

e. Same method as (c), using additional residential population that would result from 1,689 new units.

Source: San Bruno Urban Water Management Plan (2007); Dyett & Bhatia, 2009.

Waste Water Treatment

San Bruno jointly owns the South San Francisco-San Bruno Water Quality Control Plant whose dry-weather treatment capacity is 13 mgd. During dry weather San Bruno currently uses about 30 percent of plant capacity, or 3.9 mgd. There is no formal agreement as to the proportion of water treatment capacity entitled to each city, however, assuming fulfilling the RHNA represents a population increase of about 7 percent⁴, and assuming that per capita waste water treatment need remains unchanged, by 2014 San Bruno need would have increased by 7 percent to 4.2 mgd, or 32 percent of plant dry weather capacity. Waste water treatment is therefore not expected to be a constraint to housing development during this RHNA cycle.

Solid Waste Disposal

San Bruno has been diverting at least 50 percent of solid waste from landfill since 2000. Materials that are not recycled are transported to the 173-acre Ox Mountain facility, a Class III (non-hazardous) facility managed by San Mateo County and serving other jurisdictions as well. While the County anticipates the landfill to reach capacity in 2017, an expansion is underway that is expected to extend capacity for an additional eight years. San Bruno does not anticipate RHNA housing development to be constrained by solid waste disposal capacity.

BUILDING CODE AND ENFORCEMENT

The City has adopted the California Building, Building Conservation, Mechanical, Plumbing, Electrical, and Fire codes and the California Energy Efficiency Standards as the basis of its building standards. The City has also adopted the Uniform Code for the Abatement of Dangerous Buildings. Permits are required for all electrical and plumbing work, and other major home improvements and modifications.

San Bruno has several requirements in addition to the standard California Codes. These include:

- Complete removal of old roof materials required before replacement.
- Minimum roof quality required is Class B.
- Addition of sprinklers required in the rehabilitation of any building over 7,500 square feet.
- Noise insulation required for residential structures within the 65 dB community noise equivalent level (CNEL) or greater (necessary to meet Federal Aviation Administration standards).

In general, the City's building codes represent basic construction standards within the State of California and thus do not place an undue burden on the construction or rehabilitation of affordable housing. The one exception to this may be the noise insulation requirement. However, noise insulation is federally required in areas where noise levels meet or exceed 65 dB CNEL.

⁴ (973 units x 2.73 persons per household)/40,706)

It may be costly to rehabilitate or remodel older buildings that were constructed under less stringent building codes. Both the City's Redevelopment Agency and San Mateo County offer loan programs enabling owners of such buildings to achieve contemporary building standards, yet still maintain affordability.

REDEVELOPMENT AGENCY

The San Bruno Redevelopment Agency received its first tax increment revenue payment in FY 2000/01, which included approximately \$100,000 in housing set-aside funds deposited into the Low and Moderate Income Housing (LMIH) Fund. Based on current projections, between years 2009/10 and 2014/15, the Agency estimates that the LMIH fund will receive around \$10 million in tax increment revenues (See Table 3.1-8 below for more detailed expenditure estimates by year and by program). In 2008/09, expenditures matched revenues (totaling \$1.5 million), so there was no additional money for other new housing projects. Expenditures included \$681,000 for an ongoing subsidy of 97 units affordable to very-low income households and \$100,000 for housing rehabilitation. While the Agency has not issued bonds in the past, it may in the future. Bonding capacity will be analyzed during the preparation of the Agency's third 5-Year Implementation Plan this year.

Table 3.1-8: Redevelopment Agency Housing Programs and Estimated Expenditures

<i>Program</i>	<i>2009-10</i>	<i>2010-11</i>	<i>2011-12</i>	<i>2012-13</i>	<i>2013-14</i>
Multifamily Development Program	336,000	376,000	418,000	460,000	504,000
Housing Rehabilitation Program	100,000	100,000	100,000	100,000	100,000
Affordable Unit Rent Subsidies	681,000	681,000	681,000	681,000	681,000
Service Delivery	652,500	666,000	679,000	693,000	707,000
Total	1,769,500	1,823,000	1,878,000	1,934,000	1,992,000

Source: City of San Bruno, 2009.

The Redevelopment Agency's Residential Rehabilitation Program offers low-interest loans for the repair of owner-occupied, single-family residences, and is run in conjunction with the San Mateo County Housing Rehabilitation Loan Program. Emergency repair loans up to \$10,000 and rehabilitation loans up to \$100,000 are offered for foundation and structural repair, termite damage, wiring and plumbing updates, accessibility modifications, and kitchen remodeling. The Redevelopment Agency has committed \$100,000 per year to the Emergency Repair Program and Residential Rehabilitation Loan Program. Only two projects have been completed in San Bruno so far, but the County is currently restructuring its Rehabilitation Program, which may lead to more projects moving forward in San Bruno.

San Mateo County also offers several low-interest loans for moderate or substantial rehabilitation of single-family residences owned by very-low or low-income homeowners, and multi-unit rental properties which benefit very-low or low-income households. Loan eligibility is determined by family size, income, and property location. Rehabilitation loans for housing in San Bruno totaled \$250,165 from Fiscal Years 05-06 through 07-08, and assisted four households. All of the homes that received loans were single family dwellings; no multifamily rehabilitation in San Bruno has been financed through this program in several years.

As proposed, the Redevelopment Agency-sponsored Home Ownership Program would provide loans of up to \$100,000 for down payment assistance to first-time homebuyers, City employees, public safety employees, and public school teachers. Homebuyer assistance would also be in the form of incentives to developers of new housing to include affordable units. However, the Home Ownership Program is unavailable during Fiscal Year 2008-2009 due to lack of funding. The Redevelopment Agency may consider activating this program in the future, particularly considering the expectation that home prices will continue to fall, allowing the Redevelopment Agency funds to go farther through the program.

The Redevelopment Agency's current five-year Implementation Plan projected that 1,010 housing units would be built within the Redevelopment Area between 2005 and 2014, including 61 units for very-low income households and 97 for low- or moderate-income households. The Agency is on track to exceed that goal: construction is complete on 713 units in three housing development projects at The Crossing (U.S. Navy Site), and 350 more units are currently under construction. Archstone I Apartments, with 60 units for very-low income households, and Archstone II Apartments, with 37 units for very-low income households, both receive subsidies from the Redevelopment Agency to ensure that their affordability will remain for 55 years. The third project, the Village at the Crossing, is 100 percent affordable to low-income seniors. All together, the finished projects include 138 very-low and 187 low-income units. The Agency also committed funding for a waiver of \$420,000 in building permit fees for the Archstone Apartments and \$180,000 for the Village at the Crossing.

State redevelopment law requires that any new or substantially rehabilitated housing which is assisted by Agency funds must remain affordable for the longest time feasible, but not less than 55 years for rental housing and 45 years for owner-occupied housing. The City's BMR Ordinance requires that affordable units must be sold at affordable cost for the full term.

HOUSING CHOICES VOUCHER PROGRAM

The Housing Choices Voucher Program (formerly Section 8) is government assistance to help low-income families obtain safe, decent, and affordable housing. Under certain circumstances, the program may also be used to assist the household in purchasing a home. Families that receive vouchers can select units with rents that are either below or above market rate. The recipient of the voucher is responsible for finding appropriate housing within the private market. The federal government's Housing and Urban Development Department (HUD) mandates that the voucher recipient household must pay 30 percent of its monthly adjusted gross income for rent and utilities. HUD, through the County Housing Authority, then pays the remainder of the rent directly to the landlord. If the household chooses a unit where costs are greater than market rate, the voucher recipient is expected to pay the additional amount. Fiscal Year 2009 HUD-established fair market monthly rents for San Mateo County are \$1,078 for studios, \$1,325 for one-bedroom units, \$1,658 for two-bedroom units, \$2,213 for three-bedroom units and \$2,339 for four-bedroom units.

San Mateo County has received 3,723 vouchers from the federal government, all of which are utilized. As of March 2009, San Mateo County's Department of Housing reported 3,600 households on the County's Section 8 housing waiting list, with an average wait time of about three years. Average yearly turnover is between 200 and 300 households, or 20 to 30 per month.

Program Advantages

On-Time payments: The Housing Choices Voucher Program offers real estate investors guarantees and safeguards unmatched by the private sector rental market. The government pays on-time, every time. It arrives in the mail the first of the month every month. This alone may outweigh all negatives from the perspective of a landlord.

Longer contracts: The program lease agreements are typically 1- and sometimes 2-year contracts. Although the tenant can attempt to break the lease and move, he/she must first locate the new property and go through the entire approval process again. The general rule is that if the investor keeps up the property, tenants tend to stay the length of the contract and often will renew to avoid having to go through the hassles of placement all over again.

Good Tenants: Generally speaking, program tenants tend to be good tenants. Most tenants waited and worked hard to qualify for their vouchers and complaints to the housing authority against the tenant could result in the tenant losing his/her voucher.

Program Disadvantages

Difficulty of move-in: Often times, it is a lengthy process of paperwork and inspections before the tenant can move in and start paying. Some housing authorities are better than others and it depends on how quickly paperwork is submitted, inspections pass, etc.

Wear and tear: Most program tenants have large families and limited work, which means they are at home more often than a working family with fewer children. As a result, the property experiences more wear and tear.

Through Housing Element **Program 3-B** San Bruno will continue to support and participate in this program.

3.2 FUNDING SOURCES FOR AFFORDABLE HOUSING

This section describes several local, State, and federal housing programs that provide financial assistance to very-low, low- and moderate-income households for monthly housing costs, home rehabilitation, and down payment assistance.

FEDERAL RESOURCES

- **Community Development Block Grant (CDBG).** Annual direct grants provided to metropolitan areas and urban counties to revitalize neighborhoods, expand affordable housing opportunities, and/or improve community facilities and services. The grants are aimed to benefit low- and moderate-income persons. In San Mateo County, CDBG funds are split between community development and housing development programs. The County received approximately \$2.8 million in CDBG for Fiscal Year 2009-2010. Funds are shared among 16 cities within the County and the County unincorporated area. No funding was specifically allocated to San Bruno in Fiscal Year 08-09, but the San Mateo County Department of Housing anticipates that \$50,000 will be allocated to San Bruno in Fiscal Year 09-10.
- **HOME Investment Partnerships Program.** Federally funded program for use by the State for housing rehabilitation, tenant-based rental assistance, assistance to homebuyers,

housing acquisition, and new housing construction. San Mateo County received approximately \$1.6 million in HOME funds for Fiscal Year 2009-2010. A special set-aside of approximately \$12,000 of HOME funding is allocated towards low-income first-time homebuyers. The deadline for Housing Development applications, many of which will use HOME funds, to the County was April 1, 2009.

- **Low Income Housing Tax Credit (LIHTC).** Created by HUD in 1997, allocates the equivalent of approximately \$5 billion annually to state and local agencies in tax credits for the acquisition, rehabilitation, or construction of rental housing for low-income households. In California, credits are administered by the California Tax Credit Allocation Committee (CTCAC). Nine affordable housing developments have been constructed in San Mateo County using LIHTC since 2000, comprising 406 units, but none have been in San Bruno.
- **HUD Homeless Management Information Systems (HMIS) Technical Assistance Program.** Provides technical assistance to promote the development of housing and supportive services as part of the Continuum of Care approach, and to enable local jurisdictions to better understand the scope and dimensions of homelessness in their communities so that they may address the issue and provide services more effectively.
- **Emergency Shelter Grants.** Federally funded program for use by states, metropolitan cities, and urban counties for the rehabilitation or conversion of buildings for use as emergency shelter and for homeless prevention activities. San Mateo County received approximately \$125,000 in Emergency Shelter Grant funds for Fiscal Year 2009-2010. The County dedicates all of its Emergency Shelter Grant funding to one agency, Shelter Network, which operates several homeless shelters and other types of social service assistance in communities on the San Francisco Peninsula.
- **203k Rehabilitation Mortgage Insurance.** A tool for neighborhood revitalization and expansion of homeownership opportunities, HUD's 203k Rehabilitation Mortgage Insurance programs insure the cost of rehabilitation of newly purchased homes that are at least a year old and fall within the FHA mortgage limit for the area. The 203k Streamline Limited Repairs program allows homeowners to refinance \$35,000 into their mortgages to pay for less extensive improvements or upgrades to a home before move-in.

STATE RESOURCES

To ensure that lack of housing for California's workforce does not derail economic activity, the State maintains numerous housing programs including:

- **California Low Income Housing Tax Credit Program.** Augments the federal LIHTC program through allocation of additional tax credits for affordable housing rehabilitation and production. State tax credits are only available to projects that have previously received or are concurrently receiving federal tax credits, so the program does not stand alone. The 2009 cap for state tax credits is \$85 million.
- **Multifamily Housing Program.** Provides deferred payment loans local public entities or nonprofit organizations for the purpose of construction, rehabilitation, and preservation of permanent and transitional housing for low-income households. Loans have a term of 55 years with 3 percent interest and 0.42 percent payments due annually.

- **Downtown Rebound Capital Improvement Program.** Provides financing to revitalize downtowns and neighborhoods, reduce development pressure of agricultural and open space resources, and provide working families with options to live close to their jobs. Funding is through the Multifamily Housing Program.
- **California Housing Finance Agency (CalHFA) First-Time Homebuyer Programs.** Provides a variety of programs and assistance for eligible first-time homebuyers, including low-interest loans and down payment assistance. However, due to current State budget shortfalls, many of these programs are temporarily unavailable, including conventional 30-year fixed mortgage loans, the 30-year government insured/guaranteed mortgage, the California Homebuyer Downpayment Assistance Program (CHDAP), and the Extra Credit Teacher Home Purchase Program (ECTP).
- **Inter-Regional Partnership Program.** Between 2001 and 2004, provided grants to inter-regional consortia of two or more governments, two or more subregions within a multi-county council of governments, or a county working collaboratively with the State or federal government, to develop, evaluate and implement policies and incentives to mitigate current or future imbalances of jobs and housing. Grants were to be used for development of implementation plans, to promote jobs in residential communities and housing in "job rich" communities. Eight Inter-Regional Partnerships (IRPs) were funded by the program, and results from the projects are still being published. ABAG, of which San Bruno is a part, has been a leading participant.
- **Supportive Housing Initiative Act (SHIA).** Administered by the Department of Mental Health, the intent of this initiative is to provide the incentive and leverage for local governments, the nonprofit sector, and the private sector to invest resources that expand and strengthen supportive housing opportunities. SHIA targets very-low income Californians with disabilities such as mental illness, HIV and Aids, chemical dependency, and other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act, and may include families with children, elderly persons, young adults aging out of the foster care system, CalWORKS participants, individuals exiting from institutional settings, or homeless people (AB 2780, Statutes of 1998, Chapter 310). SHIA grant money can be used to provide both an array of supportive services to clients in housing and for the housing itself, including leasing or operating costs.
- **Transit-Oriented Development (TOD) Housing Program.** Provides funding to stimulate the production of higher density housing and related infrastructure within close proximity to qualifying transit stations that encourages increased public transit ridership and minimizes automobile trips. Provide loans for rental housing development and land acquisition for proposed housing development; grants for infrastructure that supports housing or facilitates connectivity to transit from one or more specific housing developments; or mortgage assistance for first-time low or moderate income homebuyers. All eligible projects must be within ¼ mile of a qualifying transit station, be at least 50 units in size, and include at least 15 percent of total residential units as restricted units for at least 55 years. Maximum loan, grant or combination of the two for a single development is \$17 million. Maximum assistance for applications based on a single qualifying transit station is \$50 million over the life of the program.
- **Housing Enabled by Local Partnerships (HELP).** Administered by the California Housing Finance Agency to local governments, HELP aims to provide affordable hous-

ing opportunities through program partnerships with local governments. However, as of March 2008, HELP has been temporarily suspended due to declining applications from municipalities and funding constraints.

LOCAL RESOURCES

San Bruno participates in, distributes information about, and/or refers residents and project proponents to the following San Mateo County programs:

- **Housing Endowment and Regional Trust (HEART) of San Mateo County.** HEART'S mission is to raise funds from public and private sources to finance affordable housing in San Mateo County through loans to developers and homebuyers. As of Spring 2009, HEART had raised nearly \$10 million and invested in nearly 650 new housing units. Over \$7 million of the funds have come from public sources, including HCD, San Mateo County, CalHFA, and dues from member cities. HEART contributed \$1.76 million to the Village at the Crossing.
- **San Mateo County Home Loan Assistance Programs.** The County has administered two different mortgage assistance programs for moderate- and low-income first-time homebuyers as well as a housing rehabilitation loan program for both rental and owner-occupied housing that is occupied by very-low and low-income households. The Start/StartPLUS Down Payment Assistance Program is a special low-interest, deferred-payment loan program for first-time homebuyers that allows deferral of principal and interest payments for the first five years of the loan. A 5 percent down payment is typically required. However, the program is currently unavailable due to lack of funding. The Mortgage Credit Certificate Program, also for first-time homebuyers, provides federal income tax credits equal to 15 percent of annual mortgage interest. Buyers must have a maximum gross income of \$95,000 for a one- or two-person household and \$109,250 for a three or more person household. Between 25 and 30 credit certificates were made available starting June 2008.
- **FOCUS Priority Development Areas.** The FOCUS program, a joint effort of the four regional planning entities in the Bay Area (Association of Bay Area Governments, Metropolitan Transportation Commission, Bay Conservation and Development Commission, and the Bay Area Air Quality Management District), aims to develop a region-wide strategy for development and conservation. As part of the program, cities can apply for Priority Development Area (PDA) status for infill opportunity areas within existing communities, where they would like to see new housing and development along transit corridors. PDA-designated places are then eligible for technical assistance, planning grants, and capital funding from the regional agencies. San Bruno has earned "potential" PDA status for 700 acres along its three transit corridors (San Bruno Avenue, San Mateo Avenue, and El Camino Real). Nearly all of the housing sites identified in this Element are within or near the PDA.
- **Transportation for Livable Communities Housing Incentive Program.** Awards federal transportation funds to local jurisdictions in the San Francisco Bay Area that are locating compact housing near transit. Administered by the Metropolitan Transportation Commission, this Program seeks to maximize public investments in the transit infrastructure, encourage transit use, and address regional housing needs. In the third cycle of the program (FY 2007-08 – 2008-09), 11 projects have received funding totaling \$16.7 million. Two projects are in San Mateo County (Daly City and South San Francisco).

Additionally, the Human Investment Project for Housing (HIP), a local non-profit organization, administers several assistance programs, including the Self Sufficiency Program, which provides housing assistance to low-income families who are currently enrolled in education or job training programs. Rebuilding Together Peninsula, another local nonprofit, provides free home repairs and rehabilitation for eligible low-income seniors, families, and persons with disabilities.

3.3 ENVIRONMENTAL CONSTRAINTS

Environmental factors such as topography, soils, and seismic hazards, noise, and storm flooding are constraints to housing development in the city. In some cases, development is entirely precluded due to human health and safety risks or environmental sensitivity. In other cases, environmental constraints can be mitigated through appropriate residential design. None of these environmental constraints disproportionately impacts affordable housing, and policies are provided in the San Bruno 2025 General Plan to specifically address each of these issue areas in the context of all potential types of development. The updated General Plan provides maps of floodplains, wildfire hazards, geologic hazards, and other natural resource constraints to development throughout the city. None of the housing opportunity sites fall in a flood or wildfire hazard zone, and none of the sites were found to contain special status wildlife species or their habitat. Redevelopment of these corridors as mixed-use and transit-oriented development was analyzed at a programmatic level in the EIR on the General Plan Update. A summary of pertinent findings is included below.

AIRPORT NOISE

Ambient noise is a major concern in San Bruno due to the proximity of three freeways (Highway 101, and interstates 380 and 280), Caltrain and BART tracks, and the flight paths of SFO. The eastern portions of the city closest to SFO are most affected by noise from overhead flight patterns. Average noise levels are measured by decibels (dB) and community noise equivalent levels (CNEL). At a noise level of 65-69 dB CNEL, new residential development is required to have noise reduction analysis and noise insulation as needed. At 70 dB CNEL and above, new residential development is prohibited, which essentially means that new residential development and/or redevelopment cannot be allowed in the areas surrounding the BART and Caltrain stations, as well as in portions of the Belle Air Park North neighborhood. None of the sites identified in this Housing Element fall within the 70 dB airport noise contour; however, several are within the 65 dB contour, meaning that noise insulation on new housing construction will be held to the higher standards defined for those areas in the San Bruno 2025 General Plan. This additional noise insulation may incur somewhat higher costs for development relative to development on adjacent parcels outside the 65 dB CNEL area.

GEOLOGIC AND SEISMIC HAZARDS

Geologic hazards, including landslides, mudslides, and erosion, can be related to seismic activity but can also occur independently. The potential for future landslides is low east of Interstate 280 and west of Skyline Boulevard, and is low to moderate (with some pockets of high potential) in the Crestmoor and Rollingwood/Monte Verde neighborhoods. Areas of the highest potential for landslides are in Junipero Serra County Park and along the Park's eastern edge.

The active San Andreas Fault runs in a northwesterly-southeasterly direction through western San Bruno, roughly along Skyline Boulevard. Two inactive faults—Serra and San Bruno—are also present in the western and eastern portions of the city. Because of its active status, surface

rupture potential is considered moderate to high along the San Andreas Fault and in western San Bruno. A strong earthquake along the Fault could result in moderate to severe damage of nearby structures. Soils and subsurface materials east of Skyline Boulevard have good earthquake stability. Soils in the vicinity of Pacific Heights, Skyline College, and parts of the Crestmoor neighborhood have poor to good earthquake stability. Eastern portions of the city that are located on filled marsh lands may experience damage from soil liquefaction in the event of an earthquake.

The San Andreas Fault Special Studies Zone runs roughly along either side of Skyline Boulevard. State law requires cities and counties to regulate development within such zones and precludes construction of a structure for human occupancy, except certain wood-frame single-family dwellings, on an active fault trace or within 50 feet of an active fault. This is not considered to be a constraint, because none of the housing opportunity sites in this Housing Element are in earthquake zones.

STORM FLOODING

Occasional flooding occurs in low-lying areas in the eastern portion of San Bruno, which consists of filled marshlands. Flooding occurs in these areas because of old storm drain infrastructure and low elevation, which subjects the areas to tidal influences. Spot flooding can occur in residential areas if debris blocks the city's drainage channels. High tide combined with heavy rains results in storm flooding adjacent to residential areas in the eastern portions of the city. This is not considered to be a constraint because none of the housing opportunity sites in this Housing Element are within flood zones.

San Bruno notes recent statutory changes to Government Code Section 65302 (Chapter 369, Statutes 207 [AB 162]) which requires amendment of the safety and conservation elements of the general plan to include analysis and policies regarding flood hazard and management information upon the next revision of the housing element on, or after, January 1, 2009. As the General Plan contains maps, analysis, and policies regarding flood hazards and management described in AB 162; and as the General Plan was updated, adopted, and CEQA-certified in March 2009; and as the General Plan has been a primary resource for the preparation of this Housing Element, therefore the City holds this Housing Element to be consistent with the newest and best information on flood hazards in San Bruno, pursuant to AB 162.

3.4 MARKET AND OTHER NON-GOVERNMENTAL CONSTRAINTS

Market constraints significantly affect the cost of housing and can pose barriers to housing production and affordability.

VACANT/UNDERDEVELOPED LAND

San Bruno is located in an urbanized portion of San Mateo County and has no unconstrained vacant land on which new housing can be constructed. Steep slopes and seismic constraints limit development in the hilly western portions of the city, while the central and eastern portions have been built out since the 1960s. New development over the last seven years has been limited to redevelopment opportunities such as the reuse of the former U.S. Navy Site (1,063 units), reuse of the Carl Sandburg Elementary School site (70 units), and reuse of the former Skycrest Center (24 units). In conjunction with the update of the General Plan, redevelopment and intensification opportunities have been identified along the City's main commercial corridors: the sites

identified in this Housing Element are located along El Camino Real (Highway 82), San Mateo Avenue, and San Bruno Avenue. Parcels are relatively small, but because of high densities permitted, significant project sizes can be achieved even on small sites, and in many cases sites are adjacent to each other and could be assembled into a larger development opportunity site. Opportunity sites are discussed in more detail in Chapter 4.

OVERCOMING CHALLENGES OF SMALL SITES

San Bruno recognizes the challenges associated with building affordable housing on small sites. Of the over 60 parcels listed as housing opportunity sites in the next chapter, the majority are already consolidated under existing ownership into lots that are about one acre in size or larger. Furthermore, the City has demonstrated progress in existing **Program 1-F** designed to conserve and expand the supply of small (non-conforming) residential lots. The updated General Plan allows development density/intensity to increase with the size of the development site, which encourages lot consolidation. **Program 2-E** sets out a strategy by which the City will evaluate needs for site acquisition, and expands these efforts by ensuring that RDA funds are leveraged in support of reducing the costs of mixed-use housing development on small sites. An example of a recent application for redevelopment on an assembly of small sites downtown is provided in Chapter 4.

RESIDENTIAL LAND COSTS

Because San Bruno is a virtually built-out city where residences and businesses have been established for many years, very few sales transactions of raw land take place in a given year. A search for land transactions on CoStar Realty Information revealed just three land sales (of underutilized sites for redevelopment) in downtown San Bruno, all along El Camino Real and San Bruno Avenue, over the past five years; sale prices ranged from \$4.6 million to around \$6 million per acre. Current (February 2009) listings for vacant land on LoopNet, an online commercial real estate search service, showed several sites for sale in downtown San Bruno ranging from \$5.8 million to \$6 million per acre. These land prices are slightly more expensive than those currently listed in neighboring cities—similar properties in South San Francisco, Colma, and San Mateo had sales prices ranging from \$3.7 million to \$4.9 million per acre. All of these sites, including those in San Bruno, are designated for mixed-use development in the new General Plan; their commercial zoning will be updated to reflect new General Plan designations during the comprehensive Zoning Ordinance update in the next year.

CONSTRUCTION COSTS

San Bruno's Community Development Department estimates construction costs (before fees) for a single-family residence at approximately \$277,450, and a multifamily residence at \$197,900 (see Table 3.1-3, which also shows the specific cost contribution of City building and planning fees). Construction costs, though, include both hard costs, such as labor and materials, and soft costs, such as architectural and engineering services, development fees and insurance. For multifamily homes in San Mateo County, hard costs account for 60-65 percent of the building cost and soft costs average around 15-20 percent (the remaining 15-20 percent is land costs). For single-family homes, hard costs often are roughly 40 percent of the total cost, soft costs are 20 percent and land is the remainder. Wood frame construction is generally the most cost-efficient method of residential development, and should be a viable building type for the vast majority of developments. However, local circumstances of land costs, desired use mix, and market demand will impact the economic feasibility of construction types.

Costs can also change dramatically in short periods of time. For instance, in late 2008/early 2009, construction costs dropped roughly 10 percent. According to Triad Communities, a builder with experience developing urban infill projects in the Bay Area, construction costs usually range from \$70 to \$75 per square foot for single-family homes and average \$105 per square foot for townhouses.⁵ Construction costs for five-story condominiums above two floors of retail with below- and above-ground podium-style parking were approximately \$236 per square foot (including the cost of parking). Site work (grading and other infrastructure improvements) totals between \$60,000 and \$80,000 per unit for single-family homes, and between \$15,000 and \$45,000 per unit for townhouses, depending on site conditions and amenities. Structured parking generally costs around \$20,000 per space for above-ground and \$35,000 per space for below-ground. Soft costs (architectural fees, environmental studies, etc.) are less dependent on the number of units produced and can range from \$500,000 to over \$5 million for a residential development project depending on entitlement costs.

Without subsidies, new for-profit housing is likely to be unaffordable to extremely-low, very-low, and low-income households, and some moderate-income households. Reductions in amenities and lower-quality building materials can reduce sales and rental prices, but minimum building and safety standards must be maintained. In certain cases, greater density can increase the affordability of residential projects by reducing per-unit costs. Reduced parking requirements can also make housing more affordable (particularly for multifamily housing).

AVAILABILITY OF FINANCING

Development and Construction Financing

Over the last five years, with strong housing demand and relatively high land costs in San Bruno, residential developers generally have not encountered difficulty in obtaining financing for projects in the city. Financing costs do affect rental and sales prices and currently contribute about 10 percent to total development costs for multifamily rental housing. However, at the moment, many builders are finding it nearly impossible to get construction loans for residential property. In past years, lenders would provide up to 80 percent of the cost of new construction (loan to value ratio). In recent years, due to market conditions and government regulations, banks require larger investments by the builder. Complicated projects, like mixed-use developments, are often the hardest to finance. Nonprofit developers may find it especially difficult to secure funding from the private sector.

Home Purchase Financing

Until mid-2008, home mortgage financing was readily available at attractive rates throughout San Mateo County and California. Rates vary, but ranged around 6.25 percent to 7 percent from 2006-2008 for a 30-year fixed rate loan.⁶ However, rates have been as high as 10 or 12 percent in the last decade. Current interest rates for home loans are between 5 and 8 percent, depending on the terms of the down payment.

⁵ Triad Communities. Chad Kiltz, Personal communication, March 3, 2009.

⁶ HSH Associates Financial Publishers.

In general, creditworthy buyers in San Bruno historically have not had difficulty obtaining loans. Home Mortgage Disclosure Act data for 2007 indicates that San Bruno residents have about the same rates of home improvement and home purchase loan approval as other San Mateo County residents. However, starting in late 2008, it became harder to get a home purchase loan. In particular, people with short credit history, lower-incomes or self-employment incomes, or those with other unusual circumstances, have had trouble qualifying for a loan or were charged higher rates. Small changes in the interest rate for home purchases dramatically affect affordability. A 30 year home loan for \$400,000 at 5 percent interest has monthly payments of roughly \$2,150. A similar home loan at 7 percent interest has payments of roughly 20 percent more, or \$2,660. San Mateo County runs two home loan assistance programs (described under Local Resources, above).

Foreclosures

Many residents of San Mateo County are now suffering the consequences of financing agreements for homes that they can no longer afford, and foreclosures are on the rise in the area. San Bruno experienced 66 foreclosures in December 2008; the total for San Mateo County was 743. The rate of foreclosures in the city in the fourth quarter of 2008 was 2.3 per 1,000 homes, slightly higher than the Bay Area average of 2.1. Lower-income households are particularly at risk because they are more likely to have subprime mortgages. While neither San Bruno nor San Mateo County have programs specifically to help residents avoid foreclosure, the County Department of Housing lists numerous local and national resources that residents may use to help prevent defaulting on their mortgages.

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4 Land Inventory and Quantified Objectives

This chapter is designed to address the requirements of Government Code sections 65583(a)(3) and (c)(1), and 65583.2. It describes the inventory of land in San Bruno that is suitable for residential development, including vacant sites and underutilized sites with the potential for redevelopment, and an analysis of the relationship of the General Plan, zoning, and public facilities and services to these sites. Here the realistic development capacity for the planning period is determined. Quantified housing construction and rehabilitation objectives are identified for extremely-low, very-low, low-, moderate-, and above-moderate income households. An important conclusion of this chapter is that San Bruno has enough realistic development capacity to accommodate its RHNA without relying on a program to rezone sites. Nonetheless, a program to rezone some sites is still an integral part of this Housing Element because it ensures consistency between the General Plan, the Housing Element, and the Zoning Ordinance and provides for additional sites that go beyond the baseline RHNA need.

4.1 EXISTING LAND USE SUMMARY

San Bruno's gross acreage (all land uses including streets and roads) is approximately 3,600 acres. The majority (approximately 52 percent) of San Bruno's net land area (excluding streets and roads) is devoted to residential uses, with land used for single-family residences comprising the great majority (44 percent of total). Commercial and industrial/auto-related land uses make up approximately 8 percent and 2 percent of San Bruno's net land area, respectively. Of these, regional retail uses occupy the greatest area. Public and quasi-public land uses make up approximately 20 percent of the city's net land area. This public/quasi-public count is high due to several non-local government uses, including the Golden Gate National Cemetery and Marine Reserves Center. Parks and open space make up about 13 percent of the city's net land area. Around two percent of the city's net land area is vacant land and surface parking lots.

EXISTING RESIDENTIAL AREAS

The majority of San Bruno's land area consists of residential use, and neighborhoods are its most prominent feature. The city's older, eastern half (east of I-280) contains the greatest diversity of land uses and residential types. Streets in this relatively flat area are organized in a grid pattern that reflects their early 20th century roots. San Bruno's newer, western half is comprised primarily of single-family subdivisions, but also several large multifamily complexes. The curvilinear street pattern in this area, commonly used in post-1950 residential subdivisions, is adapted to the steep, hilly terrain.

Citywide, San Bruno's average residential density is 10.6 housing units per net acre. East of El Camino Real mixed single and multifamily neighborhoods average 16.3 housing units per net acre. Single-family neighborhoods between El Camino Real and I-280 average 10.5 housing units per net acre, with the notable exception of the Crossing development, which averages 50-60 units per acre. West of I-280 in lower-density hillside neighborhoods residential densities average 6.7 housing units per net acre. Aside from the Crossing, the other large multifamily complexes average 29.1 housing units per net acre.

SUMMARY OF 1999-2006 HOUSING PRODUCTION

Approximately 848 housing units were approved and/or constructed between 1999 and 2006. Table 4.1-1 summarizes these housing production achievements in San Bruno over the last Housing Element cycle. This table provides evidence of San Bruno's good faith effort to facilitate housing development for all economic levels within the city. Not only were the established RHNA needs accommodated, but in San Bruno most of the housing need was actually constructed. This was achieved despite delays in the update of the General Plan and Zoning Ordinance, neither of which was completed during the last Housing Element cycle. Regarding Government Code Section 65584.09, San Bruno is therefore under no obligation to rezone to accommodate unmet need.

Table 4.1-1: Summary of Housing Production under Last RHNA (1999-2006)

Project Name/Address	APN	Approved	Status	Category	Units per Acre	Tenure (Renter v Owner)	Units by Household Income Category				Total Units	Assistance Programs for Each Development	Deed Restricted Units	Units Affordable without Financial or Deed Restrictions			
							Very Low	Low	Moderate	Above Moderate							
1999-2006 RHNA																	
2965-3007 Longview Ave (College Heights Phase 1)	Various (017-412-420 to 510)	1997	Completed 1999	SFD	8	O					72	39	110	157	378		
539 Cherry Avenue	020-232-060	1999	Building Final 2000	SFD	8	O									1	1	
552 Chestnut Avenue	020-241-340	1999	Building Final 1999	SFD	8	O									1	1	
556 Chestnut Avenue	020-241-350	1999	Building Final 2000	SFD	8	O									1	1	
123 Linden Avenue	020-415-210	1999	Building Final 2000	SFD	8	O									1	1	
346-390 Goodwin Ave (College Heights Phase 2)	Various (017-412-020 to 110)	1999	Completed 2000	SFD	8	O									10	10	
188-338 Goodwin Ave (College Heights Phase 3)	Various (017-412-120 to 310)	2000	Completed 2002	SFD	8	O									20	20	

Table 4.1-1: Summary of Housing Production under Last RHNA (1999-2006)

Project Name/Address	APN	Approved	Status	Category	Units per Acre	Tenure (Renter v Owner)	Units by Household Income Category				Total Units	Assistance Programs for Each Development	Deed Restricted Units	Units Affordable without Financial or Deed Restrictions
							Very Low	Low	Moderate	Above Moderate				
Archstone I (Meridian at the Crossing)	020-013-210	2002	Completed 2005	Multifamily Apartments	60	R	60	0	240		300	State Bond tax exempt financing; San Bruno RDA subsidies; 4% Tax Credits (approved, not sold)	60	240 moderate income
Marisol Subdivision	Various (017-541-010 to 330, and 017-542-010 to 820)	2002	Completed 2004	SFD	8	O				115	115			
720 San Anselmo	021-184-010	2003	Building Final 2004	SFD	15	O				1	1			
2841 Valleywood	017-102-231	2003	Building Final 2006	2nd unit	8	R		1			1			
469 Poplar	020-274-070	2003	Building Final 2004	SFD - demo existing - build new	8	O								
3159 Moreland	017-513-280	2004	Building Final 2005	SFD	8	O				1	1			
3169 Moreland	017-513-290	2004	Building Final 2006	SFD	8	O				1	1			
3179 Moreland	017-513-300	2004	Building Final 2005	SFD	8	O				1	1			
3199 Moreland	017-513-320	2004	Building Final 2008	SFD	8	O				1	1			
465 Poplar	020-274-080	2004	In progress 2009	SFD - demo existing - build new	8	O								

Table 4.1-1: Summary of Housing Production under Last RHNA (1999-2006)

Project Name/Address	APN	Approved	Status	Category	Units per Acre	Tenure (Renter v Owner)	Units by Household Income Category				Total Units	Assistance Programs for Each Development	Deed Restricted Units	Units Affordable without Financial or Deed Restrictions
							Very Low	Low	Moderate	Above Moderate				
49 Atlantic	014-267-280	2004	Building Final 2007	SFD - demo existing - build new	8	O				1	1			
180 San Luis	021-164-200	2004	Building Final 2004	SFD - demo existing - build new	15	O				1	1			
165 Santa Clara	021-184-101	2004	Building Final 2004	New townhome	15	O				1	1			
Archstone II (Paragon at the Crossing)	020-013-220	2005	Completed 2007	Multifamily Apartments	60	R	37		148		185	State Bond tax exempt financing; San Bruno RDA subsidies; 4% Tax Credits (approved, not sold)	37	148 moderate income
Village at the Crossing	020-010-790; 020-010-780	2005	Completed 2007	Senior Apartments	120	R	41	187			228	State Bond tax exempt financing; San Bruno RDA subsidies; 4% Tax Credits (approved, not sold)	228	
511 Poplar	020-254-120	2005	Approved	2nd unit	8	R		1			1			1 low income
109 Florida	020-375-310	2005	Building Final 2005	2nd unit	15	R		1			1			1 low income
441 Elm	020-273-110	2005	Approved	2nd unit	8	R		1			1			1 low income
3400 Fleetwood	017-312-250	2005	Building Final 2006	2nd unit	8	R		1			1			1 low income

Table 4.1-1: Summary of Housing Production under Last RHNA (1999-2006)

Project Name/Address	APN	Approved	Status	Category	Units per Acre	Tenure (Renter v Owner)	Units by Household Income Category				Total Units	Assistance Programs for Each Development	Deed Restricted Units	Units Affordable without Financial or Deed Restrictions
							Very Low	Low	Moderate	Above Moderate				
1036 Jenevein	020-252-160	2005	Building Final 2006	2nd unit	8	R		I			I			I low income
470 Angus	020-204-360	2005	In progress 2009	2nd unit	8	R		I			I			I low income
229 Milton	020-384-160	2005	Building Final 2007	SFD	15	O				I	I			
1318 Niles	020-265-230	2005	Building Final 2007	SFD	8	O				I	I			
410 Chestnut	020-264-240	2005	Building Final 2006	SFD - demo existing - build new	8	O				I	I			
3189 Moreland	017-513-310	2005	In progress 2008	SFD	8	O				I	I			
373 Taylor	020-372-070	2005	Building Final 2008	SFD - demo existing - build new	15	O								
1780 Claremont	019-032-190	2007	Building Final 2007	2nd unit	8	R		I			I			I low income
1999-2006 Quantified Objectives (from 2003 Housing Element; not the same as the RHNA)														
Total Units Created							121	77	216	1,174	1,588			
1999-2006 RHNA							138	195	388	171	892			
1999-2006 RHNA Remaining Need, by Income							72	39	110	157	378			
Source: City of San Bruno, 2009.							-66	-156	-278	-14	-514			

ASSISTED HOUSING SUPPLY

As described in Chapter 2: Housing Needs Assessment, San Bruno has three assisted housing developments, all of which were built during the last Housing Element cycle (included within Table 4.1-1): Archstone I (Meridian), completed in 2005; Archstone II (Paragon), completed in 2007; and Village at the Crossing, also completed in 2007. All three projects are rental apartments; the two Archstone developments are for all household types and the Village at the Crossing is for senior households only. None of these assisted units are at risk of conversion during this Housing Element cycle.

San Bruno also has one housing development with affordable units that is currently closed for renovation and redevelopment—TreeTops Apartments. Treetops had 62 affordable units when it closed in 2007 (20 percent of the 308 units), and all 62 affordable units will be conserved when the project reopens. For a more detailed analysis of the risk of conversion, please see Chapter 2.

Program 3-C ensures maintenance of affordability requirements at new assisted housing developments; 55 years for assisted rental units and 45 years for assisted ownership units, after initial occupation and direct staff to annually reconcile the number of assisted units in the city to ensure that all available affordable units are filled by low-income families. **Program 3-D** commits to long-term affordability at TreeTops/Pacific Bay Vistas by conserving the original 62 units through 2017. **Program 3-D** also commits the City to efforts to conserve those affordable units for additional years if necessary to ensure access to the full term of the deed restriction.

4.2 HOUSING PRODUCTION UNDERWAY

ENTITLED AND UNDER CONSTRUCTION

Approximately 729 housing units are under construction or entitled in the city as of the start of this Housing Element cycle (June 30, 2006). This production underway is summarized in Table 4.2-1 (projects under construction) and 4.2-2 (projects with approvals) below, and contributes toward meeting the new RHNA requirements. This pipeline housing production is expected to accommodate most of the low- and moderate-income need based on (a) subsidies, financing or other mechanisms that ensure affordability, (b) actual rents, or (c) actual sales prices. For projects approved but not yet built, the units are expected to be built within this Housing Element cycle and are expected to be affordable due to the density at which the housing is being developed (50 units per acre).

In order to determine the reasonable market-rate prices for SNK 1 and SNK 2, comparison prices were retrieved online where real estate is listed for the open market these were assumed to be market rates. The market rental rates for one-bedroom apartments in Archstone range from \$1,500 to \$2,000/month, while the two-bedroom apartments range from \$2,100 to 2,700/month. According to San Mateo County 2009 Income Limits, a one-person household in the low-income category can afford a monthly rent of \$1,583, while a two-person household in the low-income category can afford a monthly rent of \$1,810. A two-person household in the moderate-income category can afford a rent of about \$2,323. This puts many (about 75 percent) of the market-rate one-bedroom apartments at Archstone squarely in the low-income affordability range for one- or two-person households, and many of the market-rate two-bedroom apartments (about 50 percent) in the moderate-income range for two-person households.

This affordability assessment is reflected in the distribution of SNK units by affordability level in Table 4.2-1, in which 75 percent of one-bedroom apartments are allocated to the low-income category and 25 percent to the moderate income category, and 50 percent of two-bedroom apartments are allocated to the moderate-income category. Furthermore, the SNK development is zoned and designed for 50 units to the acre, substantially higher than the default density for San Bruno, were they held to that test.

In the case of Pacific Bay Vistas (detailed description of the at-risk assessment is provided on pages 2-18 and 2-19), the land is zoned for 40 units to the acre, approved for 38, and the City has required 30 of the net-new units to be deed-restricted. However, the project process is delayed. While the land is clearly available during the RHNA period, and the City believes the project will resume during the RHNA period, the rental prices for net new units are uncertain, other than the agreed-upon 30 deed-restricted units. Therefore, as this site has the same availability and opportunity characteristics as other housing opportunity sites, including existing zoning for multifamily development, in the absence of more specific price information this assessment uses the default density argument to assume units on this site are affordable.

Table 4.2-1: Housing Production Underway for 2007-2014 RHNA: Under Construction

Project Name/Address	APN	Status	Category	Units per Acre	Tenure (Renter v Owner)	Units by Household Income Category				Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Units Affordable without Financial or Deed Restrictions
2007-2014 RHNA													
Skycrest	019-320-010 to 240	Under Construction	Single Family	9	O					24			Developer pays inclusionary fees of \$43,167 per unit in lieu of providing affordable units.
SNK 1	020-013-230	Under Construction	Multifamily	50	O		83	54	27	163			Using prices of market-rate units at Archstone I and II as a proxy (obtained from internet posting), the City anticipates that about 75% of 1-br units will be affordable to low income households and 25% would be affordable to moderate-income households. 50% of 2-br unit will be affordable to moderate income households. All SNK1 units are one or two bedrooms.
SNK 2	020-013-240	Under Construction	Multifamily	50	R		62	73	52	187			Using prices of market-rate units at Archstone I and II as a proxy (obtained from internet posting), the City anticipates that about 75% of 1-br units will be affordable to low income households and 25% would be affordable to moderate-income households. 50% of 2-br unit will be affordable to moderate income households. All SNK1 units are one or two bedrooms. RDA may purchase affordability covenants for some units.
Marimont	091-840-(010-70 parcels)	Under Construction	Single Family	7	O					70			Developer pays inclusionary fees of \$29,655 per unit in lieu of providing affordable units.
2007-2014 Total Units Under Construction, by Income Category (this table)						0	145	127	173	444			
2007-2014 RHNA Remaining Need, by Income Category						222	15	61	231	529			

Table 4.2-2: Housing Production Underway for 2007-2014 RHNA: Pipeline Approvals

Project Name/Address	APN	Status	Category	Units per Acre	Tenure (Renter v Owner)	Units by Household Income Category				Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Units Affordable without Financial or Deed Restrictions
2007-2014 RHNA													
Glenview Terrace	019-042-150, 160	Entitled	Single Family	15	O					16			Developer will pay inclusionary fees of \$43,167 per unit in lieu of providing affordable units.
Pacific Bay Vistas (formerly TreeTops)	017-061-280, 290	Entitled	Multifamily	38	R	106	30	30	36	202	Possibly Section 8 Housing Vouchers Program, but not decided yet	30	At 38 units to the acre this development meets the default density requirement.
Cedar Grove	020-042-160	Entitled	Single Family	8	O					14			Developer will pay inclusionary fees of \$29,655 per unit in lieu of providing affordable units.
406-418 San Mateo Ave	020-364-320, 020-364-120, 020-364-130, 020-364-140	Entitled	Multifamily	50	O			8	40	48	Density bonus of 6 affordable units (and parking requirement reduced by 20 spaces)	8	
2007-2014 Total Units in Pipeline, by Income Category (this table)						106	30	38	106	280			
2007-2014 Grand Total Units Underway, by Income Category (adds Table 4.2-1)						106	175	165	279	724			
2007-2014 RHNA Remaining Need, by Income Category						116	-15	23	125	249			

Source: City of San Bruno, 2009.

4.3 ADDITIONAL DEVELOPMENT POTENTIAL

As described in Chapter 3, San Bruno is located in an urbanized portion of San Mateo County and has no unconstrained vacant land on which new housing can be constructed. Nonetheless, this was also true during the last Housing Element cycle and the City demonstrated that affordable housing can and will be built in San Bruno despite a lack of vacant land. In fact, high land costs and a limited supply of vacant land constitute conditions ripe for more intensive, compact, infill redevelopment in line with the goals of the General Plan and this Housing Element. To address the requirements of Government Code Section 65583.2(g) regarding non-vacant sites, the following section provides the supporting rationale behind the additional affordable housing development potential City Staff have identified for 2009-2014, including development trends and recent and ongoing planning efforts.

THRIVING MARKET FOR MIXED USE WITH RESIDENTIAL

Successful Redevelopment of the Former U.S. Navy Site

The successful completion of Archstone I, Archstone II, and the Village at the Crossing on the former U.S. Navy Site is an important example of how San Bruno has been consistent in its message about affordable housing and mixed-use development in the city. Since the adoption of the Specific Plan and certification of the EIR for the site in 2000, the Crossing phases, mostly complete though some still underway, have occurred in line with City expectations and priorities for the provision of affordable housing. Importantly, these developments, particularly the Village at the Crossing, provide proof that reducing parking for senior units did not reduce desirability or convenience of the units.

Mixed Use Redevelopment Anchors Downtown

In January 2009, the City approved entitlements for the development of a three-story mixed-use commercial and residential building on an approximately one-acre site at the southern end of downtown San Bruno. The project will include demolition of four commercial properties, including a long-vacant theater building, and construction of approximately 14,500 square feet of commercial space at the ground level, 48 for-sale residential condominium units above, and a 152-space parking structure integrated in the ground level and one subterranean level. The approvals include a Zone Change, Vesting Tentative Map, Architectural Review Permit, Use Permit, and Density Bonus. The zoning amendment changed the zoning of one parcel from R-2 to CBD to be consistent with the rest of the development site, allowing a total of 42 units. The project was also approved for a density bonus of 15 percent (six units) based on providing 20 percent of the units as affordable to moderate-income households, for a total 48 units. State density bonus parking standards were also approved—one space for studio and one bedroom units and two spaces for two and three bedroom units. The applicant proposes to promote shared parking between the commercial and residential uses. This development is consistent with the updated General Plan and the overall goals of this Housing Element, and demonstrates that the market can provide affordable housing on small (one acre) mixed-use sites even with Ordinance 1284 in place.

PLANNING FOR HOUSING ALONG TRANSIT CORRIDORS

General Plan Goal and Policy Alignment

The identification of additional realistic future housing sites for San Bruno is based on the goals and policies in the recently adopted General Plan (LUD-A, LUD-B, and LUD-C) which promote, among other things:

- Residential development to increase walkability and transit use;
- Intensification of land uses around the San Bruno BART Station and planned San Bruno Avenue Caltrain Station; and
- The reuse and intensification with multi-use, transit-oriented development of El Camino Real, San Bruno Avenue, and San Mateo Avenue.

Updated General Plan Land Use Designations

The San Bruno 2025 General Plan re-designated three major commercial corridors in San Bruno to allow for a mix of commercial, office, and residential uses and so capitalize on the proximity of these corridors to BART and Caltrain. The new land use designations are described in detail in the Chapter 3 discussion of governmental constraints and resources. In line with General Plan goals, all of the new¹ housing opportunity sites identified in this Housing Element are located in these mixed-use transit corridors.

Zoning Consistency with General Plan and Default Density

The General Plan Update took the first big step toward accommodating the development of transit-accessible, affordable infill housing in San Bruno. As described above, each of the main transit corridors now carries a General Plan land use designation sufficient to build more than 30 dwelling units to the acre, which is in accordance with the default density² for the region established by the State, and up to 50 dwelling units to the acre in some areas with bonus for streetscape improvements and urban design amenities.³ Nonetheless, San Bruno recognizes that HCD does not consider a General Plan Land Use Designation alone sufficient for a default density claim, and hence this Housing Element does not rely on sites that require rezoning in order to meet the 2007-2014 RHNA. Rather, this Element meets the RHNA with existing zoned

¹ Former school sites were available during the last Housing Element cycle and remain available for this Housing Element, therefore they are not considered “new.”

² According to Government Code Section 65583.2(c)(3)(B), if a local government has adopted density standards that comply with the population based criteria defined in HCD’s AB 2348 Technical Assistance Paper (for San Bruno this is 30 dwelling units to the acre), no further analysis is required to establish the adequacy of the density standard to facilitate the development of housing affordable to lower-income households per Section 65583.2(c)(3)(A). While this Housing Element does not rely on the new General Plan designations to make a default density claim, this claim will apply to many opportunity sites in the future once the Zoning Ordinance is updated to match the General Plan.

³ Density bonus for affordable housing would be in addition to these densities.

sites, and then includes additional sites that, once rezoned, provide affordable housing development capacity beyond the RHNA.

The next step is amending the Zoning Ordinance to complete this shift in land use priorities. The process has already begun with the Downtown and Transit Corridors Plan, which is envisioned to be the overlay zoning tool for the transit corridors area, encompassing most of the new transit-oriented residential use opportunities in the city. This Plan is expected to be complete within a year of adoption of the Housing Element, and serve as the enforceable zoning code for these corridors. **Program 2-B** ensures the timely completion and implementation of the Transit Corridors Plan and Zoning Ordinance Update to ensure consistency with the density standards depicted in the General Plan.

REDEVELOPMENT PROJECT AREA

1999 San Bruno Redevelopment Plan

The San Bruno Redevelopment Plan is a long-range plan (project activities can take place over 30 years) that establishes programs designed to alleviate adverse physical and economic conditions in the project area and promote economic development. The Redevelopment Plan Project Area is depicted in Figure 4.3-1. The Redevelopment Plan can be viewed at the Community Development Department, the San Bruno Public Library, or downloaded from the City website as an Adobe Acrobat document. The major goals of the San Bruno Redevelopment Plan include:

- Improve physical and economic conditions throughout the Project Area.
- Revitalize and stimulate private investment in commercial areas.
- Conserve and enhance residential neighborhoods.
- Provide tax increment funds to finance redevelopment activities.
- Increase, improve, and preserve the supply of affordable housing.

Redevelopment and Affordability

In addition to the City's standard inclusionary housing requirements, virtually all proposed housing opportunity sites are subject to housing affordability requirements of the Redevelopment Project Area, as described below:

- At least 30 percent of all new and substantially rehabilitated housing units developed by the Agency shall be affordable to Very Low, Low, and Moderate income households;
- At least 15 percent of housing units developed by other public and private entities shall be affordable to Very Low, Low, or Moderate income households; and
- Of these, at least 40 percent (6 percent of total units) shall be affordable to Very Low income residents.

Residential Conservation Areas

The Redevelopment Plan established seven Residential Conservation Areas (RCAs), as shown in Figure 4.3-1. The RCAs are intended to preserve, protect, and enhance established residential districts. Eminent domain will not be used in these areas, and the Redevelopment Agency has no plans to destroy or remove any residential units. The Redevelopment Plan includes programs and policies to preserve and enhance the quality of life in RCAs:

- Provide incentives for rehabilitating and improving housing;
- Improve public open space, infrastructure, and facilities that serve the Redevelopment Project Area's residents;
- Reduce traffic intrusion;
- Improve parks and recreational opportunities for youth;
- Improve streets and storm drainage; and
- Provide easier and safer access to major thoroughfares.

Residential Rehabilitation Program

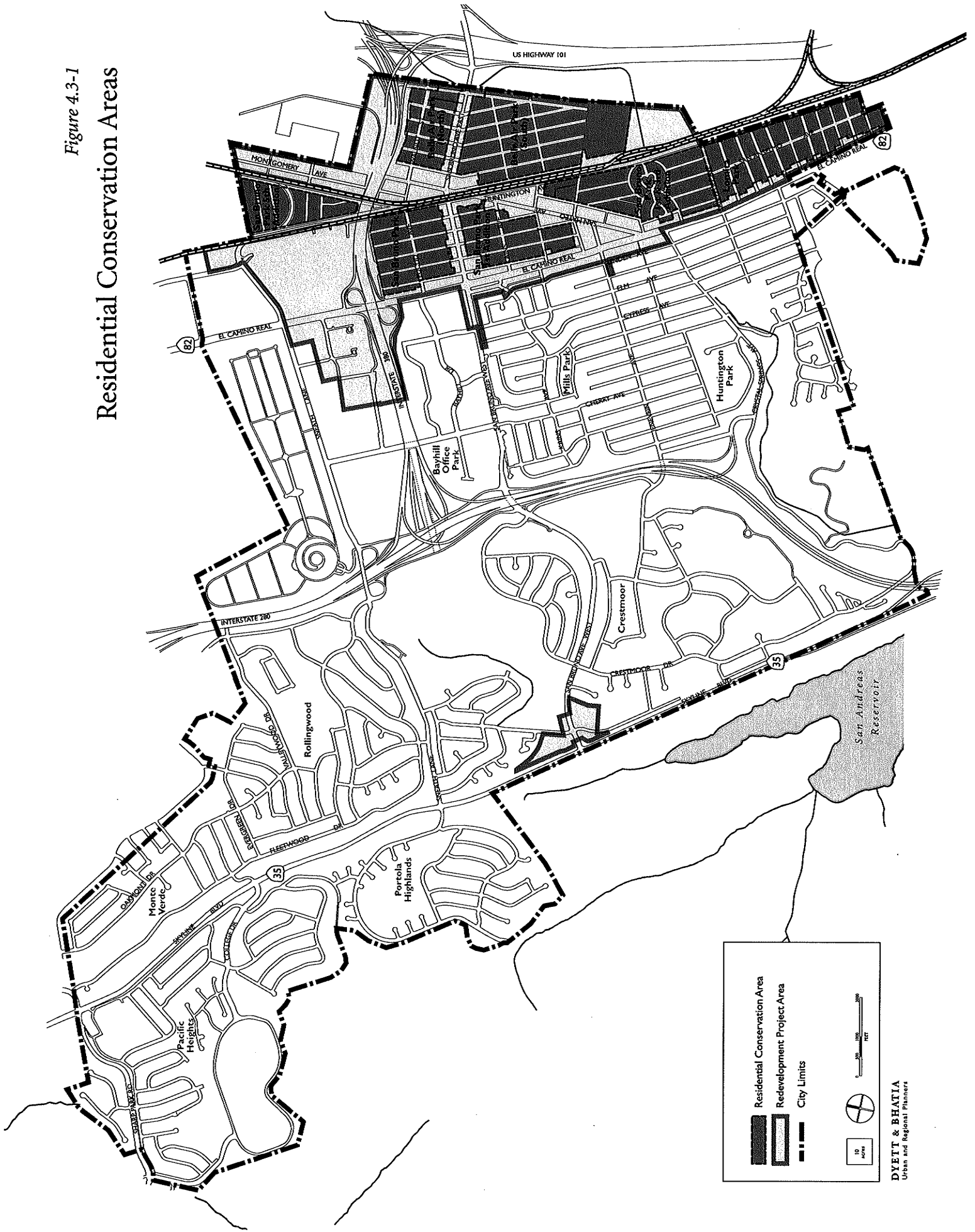
The Residential Rehabilitation Program is designed to help low- and moderate-income homeowners living in the Redevelopment Project Area to repair and upgrade their homes. The Program is administered by the San Mateo Housing Department. Currently, the Agency is able to undertake only a limited number of rehabilitation projects because of funding constraints. The Program provides low interest loans and grants for housing repairs, including: 1) Emergency Repair Grants, 2) Emergency Repair Loans, and 3) Single Family Rehabilitation Loans. Eligible projects range from small-scale repairs and correcting City code violations to major rehabilitation projects. Information about rehabilitation loans is available on the City's website.

In 1999, approximately 80 housing units within the Redevelopment Project Area were identified as having the potential to be substantially rehabilitated. These sites are scattered throughout the Redevelopment Project Area, and are therefore not shown on a separate map. The Redevelopment Plan proposed that 50 housing units could undergo substantial rehabilitation between 2000 and 2006. However, in the last housing cycle only two rehabilitation loans were granted with RDA and CDBG funds through the County program, totaling approximately \$120,000 in RDA funds and assisting three very-low income units. The City is working with the County to encourage more, smaller rehabilitation projects in San Bruno and to improve public awareness of the program. The revised goal for rehabilitation projects for this housing cycle is 20 (15 low-income units and five very-low income units).

Please note, this Element does not rely on rehabilitated units to meet the regional housing need for this cycle. The units are reported for monitoring and evaluation purposes in Table 4.5-1, but they are not necessary to meet this RHNA. Per **Program 1-I**, the City continues to waive permit fees for rehabilitation projects administered under CDBG, San Mateo County or Redevelopment Agency programs, which helps to reduce the cost of these desirable rehabilitation projects for affordable housing. Consistent with these efforts, the updated General Plan includes a guiding policy to preserve neighborhood character and quality in the city's eastern neighborhoods

Figure 4.3-1

Residential Conservation Areas



through the RDA residential rehabilitation loan program, and two new policies that address the preservation, renovation, and rehabilitation of historic structures in coordination with the standards of the Secretary of the Interior and the Office of Historic Preservation during reuse and intensification within the city's older neighborhoods.

4.4 OPPORTUNITY SITES AND REALISTIC CAPACITY

REALISTIC DEVELOPMENT

As described in Section 4.2, San Bruno has demonstrated success in setting and achieving regional housing needs targets. Recent development trends suggest that not only can San Bruno bring affordable housing online in a timely fashion, but in line with the City's long-range vision, new housing development is shifting toward transit corridors and toward more multi-family, condominium and rental opportunities (for example, the Crossing, and the Downtown Mixed Use Project approved in January 2009). Furthermore, as described in Section 4.3, the recent adoption of the San Bruno 2025 General Plan and community involvement in the preparation of the Downtown and Transit Corridors Plan suggests that there is widespread buy-in for the redesign of the city's major corridors into mixed-use, transit-oriented development. The housing opportunity sites described in this section build on this momentum.

SITES

Under the land uses designated in the San Bruno 2025 General Plan (described in Section 4.3), many acres of commercial land in San Bruno are newly eligible to be redeveloped with mixed uses including housing at or above metropolitan regional default densities. **Program 2-A** explains that in the interim before the Zoning Ordinance is updated, the City will in practice enforce the new General Plan land uses and densities rather than the old zoning designations.

However, for the purposes of specificity in this Housing Element, the City has identified a specific set of housing opportunity sites within the transit corridors, as well as the potential reuse of some former school sites, all of which are especially appropriate and likely for redevelopment over the period of this Housing Element cycle. Figure 4.4-1 and Table 4.4-1 illustrate and list by parcel the specific opportunity sites identified for development or redevelopment of mixed-use or residential projects that are counted towards the City's RHNA obligation. Table 4.4-2 shows other housing opportunity sites that require rezoning for housing to be consistent with the recently adopted General Plan (not counted towards the RHNA). These sites allow for the development of a wide variety of housing by right, including single-family, duplex, multifamily ownership and rental, factory-built or other manufactured housing, transitional housing, supportive housing, senior housing, and more. The table indicates both the maximum and realistic development capacity of each parcel, as well as the connections to existing city infrastructure and services. The table also describes the existing uses on each site. Most of the sites are occupied by very low-value or transitional uses such as vacant buildings or lots, parking lots, and used-car or used-goods dealers, making all of the sites particularly attractive targets for redevelopment in the near-term. None of the sites are residential uses, thus redevelopment poses no risk of displacing households. **Program 2-E** specifically states the City will support and facilitate the redevelopment of the identified housing opportunity sites for future expansion of the city's housing stock to address a variety of housing needs.

The calculations used to estimate realistic development capacity assume complete redevelopment of each site at densities somewhat lower than the maximum permitted on the sites under the General Plan. These estimates take into account the density of recent development proposals for similar sites (such as the approved proposal for the one-acre downtown site described earlier in this chapter). On these sites, there is reasonable potential for as many as 920 units to be constructed during this Housing Element cycle.

The projected residential development capacity for mixed-use sites does not assume residential-only development in order to produce the quantified objectives; for CBD and TOD zones it is assumed that about half of a project could be for non-residential uses. Furthermore, the assessment of sites that may undergo change is very conservative, accounting for only 15 percent of the land actually designated for mixed-use development under the General Plan. Additionally, a realistic development capacity of mixed-use sites was determined using both the updated General Plan designations as well precedents, as follows:

- **Central Business District.** The basis for determining the residential development potential is the proposed mixed-use project in the downtown, which was approved in January 2009 (described on page 4-9). The approved project is for a one-acre consolidated site, including demolition of buildings on four commercial properties, construction of 14,500 square feet of commercial space at ground level, and construction of 48 for-sale residential condominium units above, as well as a 152-space parking structure integrated at ground level and one subterranean level. This project is approved at 48 units per acre in addition to commercial and parking space consistent with the General Plan. Thus, it is reasonable to believe that future proposals for mixed-use development in the CBD zone with both residential and commercial components could also achieve a density 48 units to the acre. It should be noted that the City's General Plan does not place any maximum residential density limitations, only an overall project FAR (floor area ratio) limit of 3.0 (exclusive of density bonus for affordable housing). Assuming 1,000 square feet per residential unit, and 25 percent of a project devoted to non-residential uses (a reasonable assumption for a four-story project), a residential density of 98 units per acre would result. Thus, the assumed residential density is less than half of the potential maximum, even without any bonuses.
- **TOD Zones.** The General Plan permits a maximum of 50 units per acre without affordable housing density bonus (40 units base + 10 units incentive-based bonus—such as for design and off-site improvements). Furthermore, the General Plan permits a maximum floor area ratio of 3.0, which as stated in the paragraph above, could result in residential density of up to 98 units per acre at average residence size. Thus, even if a project were built at 40 or 45 units per acre, this would still consume only half of the overall development capacity of a site. This analysis assumes TOD projects achieve 40 units to the acre.
- **MU-RF.** The General Plan allows up to 3.0 FAR with a maximum FAR of 0.6 FAR for non-residential uses. This designation is directly designed to incentivize housing production at high densities, reserving a vast majority of development capacity for residential use. Furthermore, the designation permits a residential-use only project (without requiring ground-level commercial uses). This designation permits a maximum of 48 units per acre without affordable housing bonus (40 units base + 8 units incentive-

based bonus—such as for design and off-site improvements). Thus, an overall density of 40 units per acre is considered reasonable.

These assumptions are reasonable because they are only for the selected housing opportunity sites, and not for the entire CBD, TOD, or MU-RF zones. Therefore, it allows for many other unidentified sites in the transit corridors to convert to office-commercial mixed-use, or some other ratio of residential to non-residential use permissible within the General Plan designations.

The General Plan provides for “sliding scale” FARs/densities, with substantially higher (50 percent increase) FARs/densities for parcels more than 20,000 s.f. in size, providing significant incentives for lot consolidation, and enabling higher densities to be realized.

DEFAULT DENSITY

A specific subset of the identified housing opportunity sites are subject to the default density argument encompassed in Government Code Section 65583.2(c)(3)(B) (described earlier on page 4-11). These sites appear in Table 4.4-1 as designated in both the General Plan and the Zoning Ordinance with Downtown/Central Business District (CBD). This zoning designation allows for greater than 30 units to the acre and thus this Element assumes those units (116 in all) to be affordable at all income levels. The result is that housing production underway, combined with these CBD sites and second units, provides for all of the affordable RHNA need during this cycle.

HOUSING OPPORTUNITIES ON FORMER SCHOOL SITES

Former school sites available for residential reuse within San Bruno include Crestmoor High School, Edgemont School, and Willard Engvall School. While these former school sites are not considered “affordable”, they are carried over from the last cycle because they were unused at that time and continue to represent opportunities for redevelopment in line with existing neighborhood character. The former school sites require no zoning changes prior to redevelopment with residential use. The realistic development capacity of these sites is 6 units to the acre because they are designated Low Density Residential under the General Plan and Zoning (a maximum of 8 units to the acre). The quantified objectives for these sites assumes provision of 15 percent affordable housing per **Program 6-A** and existing City Ordinance. The City anticipates that these affordable single family units will likely fall under the moderate-income category. **Program 2-D** describes the City’s role in monitoring and facilitating the School District’s redevelopment of these sites with both affordable and market-rate housing, and reminds City Staff to align the redevelopment program for the Crestmoor site with the General Plan policy to conserve open space on the site for community use.

SECOND UNITS

As described in Chapter 3, San Bruno has a second dwelling unit ordinance pursuant to California Government Code Section 65852.2. The second unit ordinance implements AB 1866 to set standards for the development of second dwelling units so as to increase the supply of smaller and affordable housing while ensuring that they remain compatible with existing neighborhoods. Over the last Housing Element cycle, the City was successful in legalizing 30 second units constructed prior to June 30, 1977, and has been able to accomplish life safety and building code upgrades. Based on this record, and anticipation of higher than average demand for

second unit legalization in a difficult housing market and economy, the City anticipates continued legalization and construction of second units at a rate of at least four units per year during this housing cycle. New **Program 1-C** also ensures that the City will develop an expanded legalization process to address second units constructed between 1977 and 2003.

Please note, this Element does not rely on second units to meet the regional housing need for this cycle. The units are reported for monitoring and evaluation purposes in Table 4.5-1, but they are not necessary to meet this RHNA.

EMERGENCY SHELTER ZONE

As discussed in Chapter 2, San Bruno has an identified need for a zone that permits emergency shelters by right and can accommodate 32 beds. **Program 6-D** requires the City to amend the Zoning Ordinance to provide an appropriate zone or zones within which emergency shelters are permitted, in accordance with State law. The City will identify the Transit Oriented Development area designated under the San Bruno 2025 General Plan as an appropriate zone, because it is characterized by proximity to transit and various commercial and social services. The City will ensure the zone can accommodate the need during the planning period, and the timeline ensures the program itself is accomplished within one year after adoption of the Housing Element.

Housing Opportunity Sites and Production Underway

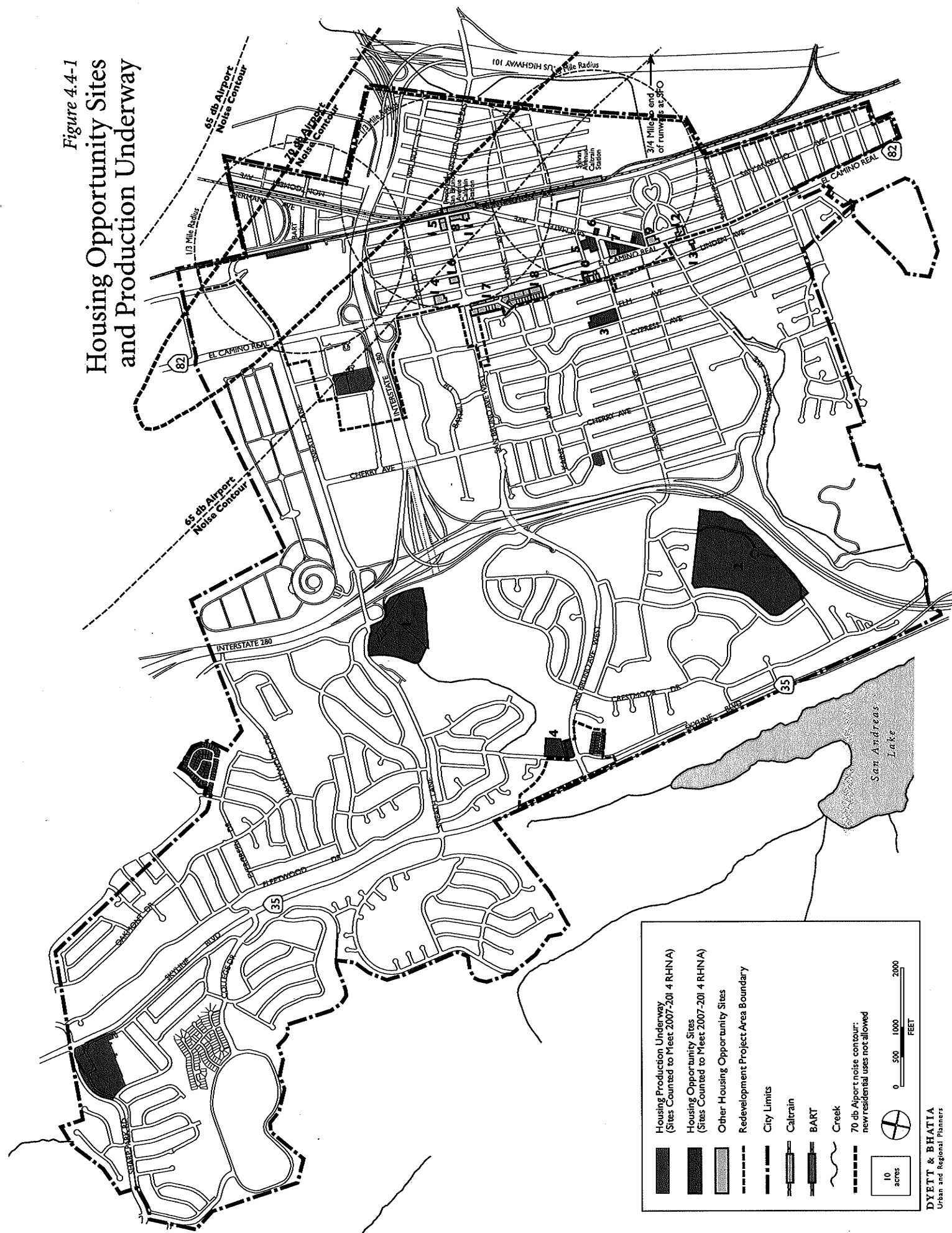


Table 4.4-1: Housing Opportunity Sites Zoned for Residential Development (Counted for RHNA) (See also Figure 4.4-1)

Map ID	APN	Address	Description of Current Use	General Plan Land Use (new)	Zoning Designation (old)	Parcel Size (acres)	Maximum Units per Acre (by General Plan Land Use) ¹	Realistic Unit Capacity ²	Infrastructure Capacity	Opportunities or Constraints?
1	019270270	Sneath Ln and Engvall Rd	Old Engvall School Site	Low Density Residential	RI	10.01	8	60	Yes; infill with City services	Vacant school site; consolidation opportunity
1	019270260	Sneath Ln and Engvall Rd	Old Engvall School Site	Low Density Residential	RI	11.11	8	67	Yes; infill with City services	
2	019170130	250 Courtland Dr	Old Crestmoor School Site	Low Density Residential	RI	4.28	8	26	Yes; infill with City services	Vacant school site; consolidation opportunity
2	019170020	250 Courtland Dr	Old Crestmoor School Site	Low Density Residential	RI	40.21	8	241	Yes; infill with City services	
3	020253050	500 Acacia Ave	Old Edgemont School Site	Low Density Residential	RI	2.18	8	13	Yes; infill with City services	Vacant school site
4	019-042-170	850 Glenview Dr	Peace Church	Low Density Residential	RI	2.11	8	5	Yes; infill with City services	Owner has expressed interest in developing 5 units; consulting with City.
5	020361230	475 San Mateo Ave	Citibank	CBD	CBD	0.13	None; Max. FAR 3.0 for all uses	6	Yes; infill with City services	One owner; interested in redevelopment. Potential to combine with City parking lot, provide opportunity to consolidate into a 1.08-acre project.
5	020361240	475 San Mateo Ave	Citibank Parking Lot	CBD	CBD	0.56	None; Max. FAR 3.0 for all uses	27	Yes; infill with City services	
5	020361070	501 Sylvan Ave	City Parking Lot	CBD	CBD	0.39	None; Max. FAR 3.0 for all uses	19	Yes; infill with City services	
6	020363160	470 San Mateo Ave	Temporary park	CBD	CBD	0.15	None; Max. FAR 3.0 for	7	Yes; infill with City services	Vacant

San Bruno Housing Element
Chapter 4: Land Inventory and Quantified Objectives

Table 4.4-1: Housing Opportunity Sites Zoned for Residential Development (Counted for RHNA) (See also Figure 4.4-1)

Map ID	APN	Address	Description of Current Use	General Plan Land Use (new)	Zoning Designation (old)	Parcel Size (acres)	Maximum Units per Acre (by General Plan Land Use) ¹	Realistic Unit Capacity ²	Infrastructure Capacity	Opportunities or Constraints?
							all uses			
7	020362210	El Camino Real/San M	Triangle	CBD	C/CBD	0.28	None; Max. FAR 3.0 for all uses	14	Yes; infill with City services	Underutilized, marginal uses. Older one-story commercial buildings. 3 parcels in single ownership (1/3 of site area), owner interested in redeveloping. 6 parcels provide opportunity to consolidate into a 1.2-acre project
7	020362240	El Camino Real/San M	Triangle	CBD	C/CBD	0.34	None; Max. FAR 3.0 for all uses	16	Yes; infill with City services	
7	020362200	El Camino Real/San M	Triangle	CBD	CBD	0.32	None; Max. FAR 3.0 for all uses	15	Yes; infill with City services	
7	020362050	El Camino Real/San M	Triangle	CBD	CBD	0.09	None; Max. FAR 3.0 for all uses	4	Yes; infill with City services	
7	020362060	El Camino Real/San M	Triangle	CBD	CBD	0.09	None; Max. FAR 3.0 for all uses	4	Yes; infill with City services	
7	020362070	El Camino Real/San M	Triangle	CBD	CBD	0.08	None; Max. FAR 3.0 for all uses	4	Yes; infill with City services	
Subtotal Zoned and Counted for RHNA						72		528		

Source: Dyett & Bhatia; City of San Bruno, 2009.

Table 4.4-2: Other Housing Opportunities Requiring Rezoning (Not Counted for RHNA) (See also Figure 4.4-1)

Map ID	APN	Address	Description of Current Use	General Plan Land Use (new)	Zoning Designation (old)	Parcel Size (acres)	Maximum Units per Acre (by General Plan Land Use) ¹	Realistic Unit Capacity ²	Infrastructure Capacity	Opportunities or Constraints?
7	020362190	El Camino Real/San M	Triangle	CBD	C	0.06	None; Max. FAR 3.0 for all uses	3	Yes; infill with City services	Underutilized, marginal uses. Older one-story commercial buildings. These parcels, once rezoned, would enhance the redevelopment potential of the larger Triangle site, but are not necessary for that sites' reasonable redevelopment.
7	020362230	El Camino Real/San M	Triangle	CBD	C	0.38	None; Max. FAR 3.0 for all uses	18	Yes; infill with City services	
8	020121360	111 San Bruno Ave W	Vacant bank	CBD	C	0.41	None; Max. FAR 3.0 for all uses	20	Yes; infill with City services	Vacant
9	020371400	398 El Camino Real	San Bruno Cable TV	CBD	C	0.56	None; Max. FAR 3.0 for all uses	27	Yes; infill with City services	City-owned
10	020256130	529 El Camino Real	Mike's Used Cars	CBD	CN	0.11	None; Max. FAR 3.0 for all uses	6	Yes; infill with City services	Underutilized, marginal use; One owner; Majority of site is surface parking with small one-story commercial building; 10 parcels provide opportunity to consolidate into an .82-acre project.
10	020256140	529 El Camino Real	Mike's Used Cars	CBD	CN	0.11	None; Max. FAR 3.0 for all uses	6	Yes; infill with City services	
10	020256160	529 El Camino Real	Mike's Used Cars	CBD	CN	0.06	None; Max. FAR 3.0 for all uses	3	Yes; infill with City services	
10	020256170	529 El Camino Real	Mike's Used Cars	CBD	CN	0.06	None; Max. FAR 3.0 for all uses	3	Yes; infill with City services	

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Table 4.4-2: Other Housing Opportunities Requiring Rezoning (Not Counted for RHNA) (See also Figure 4.4-1)

Map ID	APN	Address	Description of Current Use	General Plan Land Use (new)	Zoning Designation (old)	Parcel Size (acres)	Maximum Units per Acre (by General Plan Land Use) ¹	Realistic Unit Capacity ²	Infrastructure Capacity	Opportunities or Constraints?
10	020256180	529 El Camino Real	Mike's Used Cars	CBD	CN	0.06	None; Max. FAR 3.0 for all uses	3	Yes; infill with City services	
10	020256190	529 El Camino Real	Mike's Used Cars	CBD	CN	0.06	None; Max. FAR 3.0 for all uses	3	Yes; infill with City services	
10	020256250	529 El Camino Real	Mike's Used Cars	CBD	CN	0.04	None; Max. FAR 3.0 for all uses	2	Yes; infill with City services	
10	020256260	529 El Camino Real	Mike's Used Cars	CBD	CN	0.11	None; Max. FAR 3.0 for all uses	5	Yes; infill with City services	
10	020256270	529 El Camino Real	Mike's Used Cars	CBD	CN	0.14	None; Max. FAR 3.0 for all uses	7	Yes; infill with City services	
10	020256280	529 El Camino Real	Mike's Used Cars	CBD	CN	0.07	None; Max. FAR 3.0 for all uses	4	Yes; infill with City services	
11	020121350	761 Huntington Ave	Strip retail	CBD	C	0.24	50	12	Yes; infill with City services	Underutilized, marginal use across from site of future Caltrain Station
12	020371470	300 El Camino Real	Salvation Army Site	MU-RF	C	0.42	48	17	Yes; infill with City services	Underutilized parcel with large parking lot
13	020406870	271 El Camino Real	Vacant Restaurant (Formerly Lee's Buffet)	MU-RF	CN	0.30	48	12	Yes; infill with City services	Vacant

Table 4.4-2: Other Housing Opportunities Requiring Rezoning (Not Counted for RHNA) (See also Figure 4.4-1)

Map ID	APN	Address	Description of Current Use	General Plan Land Use (new)	Zoning Designation (old)	Parcel Size (acres)	Maximum Units per Acre (by General Plan Land Use) ¹	Realistic Unit Capacity ²	Infrastructure Capacity	Opportunities or Constraints?
14	020116310	850 El Camino Real	Budget Motel	TOD	C	0.62	50	25	Yes; infill with City services	Old and deteriorated (1950's) construction
15	020111150	104 San Bruno Ave W	Vacant lot	TOD	C	0.17	50	7	Yes; infill with City services	Vacant; 2 parcels provide opportunity to consolidate into a .48-acre project.
15	020111160	170 San Bruno Ave W	Vacant lot	TOD	C	0.29	50	12	Yes; infill with City services	
16	020115360	504 San Bruno Ave W	Vacant market	TOD	C	0.34	50	14	Yes; infill with City services	Vacant
17	020075110	799 El Camino Real	Camino Plaza	TOD	C	0.18	50	7	Yes; infill with City services	23 parcels, most of which are same owner, provide the opportunity to consolidate into a 4-acre project.
17	020075100	El Camino Real	Camino Plaza	TOD	C	0.19	50	8	Yes; infill with City services	
17	020075090	715 El Camino Real	Camino Plaza	TOD	C	0.19	50	8	Yes; infill with City services	
17	020075080	El Camino Real	Camino Plaza	TOD	C	0.09	50	4	Yes; infill with City services	
17	020072320	751 San Bruno Ave	Camino Plaza	TOD	C	0.29	50	12	Yes; infill with City services	
17	020072030	751 Camino Plaza	Camino Plaza	TOD	C	0.31	50	13	Yes; infill with City services	
17	020072040	Camino Plaza	Camino Plaza	TOD	C	0.11	50	4	Yes; infill with City services	
17	020072050	721 Camino Plaza	Camino Plaza	TOD	C	0.12	50	5	Yes; infill with City services	
17	020072060	711 Camino Plaza	Camino Plaza	TOD	C	0.11	50	4	Yes; infill with City services	

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Table 4.4-2: Other Housing Opportunities Requiring Rezoning (Not Counted for RHNA) (See also Figure 4.4-1)

Map ID	APN	Address	Description of Current Use	General Plan Land Use (new)	Zoning Designation (old)	Parcel Size (acres)	Maximum Units per Acre (by General Plan Land Use) ¹	Realistic Unit Capacity ²	Infrastructure Capacity	Opportunities or Constraints?
17	020072070	730-738 Kains Ave	Camino Plaza	TOD	C	0.21	50	8	Yes; infill with City services	
17	020072310	750 Kains Ave	Camino Plaza	TOD	C	0.25	50	10	Yes; infill with City services	
17	020076260	711 Kains Ave	Camino Plaza	TOD	C	0.23	50	9	Yes; infill with City services	
17	020076250	675 El Camino Real	Camino Plaza	TOD	C	0.11	50	4	Yes; infill with City services	
17	020076220	655 El Camino Real	Camino Plaza	TOD	C	0.25	50	10	Yes; infill with City services	
17	020076230	643 El Camino Real	Camino Plaza	TOD	C	0.35	50	14	Yes; infill with City services	
17	020076240	601 El Camino Real	Camino Plaza	TOD	C	0.23	50	9	Yes; infill with City services	
17	020076160	751 Kains Ave	Camino Plaza	TOD	C	0.10	50	4	Yes; infill with City services	
17	020076200	Linden Ave	Camino Plaza	TOD	C	0.20	50	8	Yes; infill with City services	
17	020076130	Linden Ave	Camino Plaza	TOD	C	0.09	50	4	Yes; infill with City services	
17	020076120	Linden Ave	Camino Plaza	TOD	C	0.09	50	4	Yes; infill with City services	
17	020076110	Linden Ave	Camino Plaza	TOD	C	0.09	50	4	Yes; infill with City services	
17	020076100	Linden Ave	Camino Plaza	TOD	C	0.09	50	4	Yes; infill with City services	
17	020076090	Linden Ave	Camino Plaza	TOD	C	0.09	50	4	Yes; infill with City services	

Table 4.4-2: Other Housing Opportunities Requiring Rezoning (Not Counted for RHNA) (See also Figure 4.4-1)

Map ID	APN	Address	Description of Current Use	General Plan Land Use (new)	Zoning Designation (old)	Parcel Size (acres)	Maximum Units per Acre (by General Plan Land Use) ¹	Realistic Unit Capacity ²	Infrastructure Capacity	Opportunities or Constraints?
18	020096050	601 El Camino Real	Old Ford Dealer Site	TOD	C	0.09	50	4	Yes; infill with City services	5 parcels provide opportunity to consolidate into a 1-acre project.
18	020096060	601 El Camino Real	Old Ford Dealer Site	TOD	C	0.09	50	4	Yes; infill with City services	
18	020096070	601 El Camino Real	Old Ford Dealer Site	TOD	C	0.09	50	4	Yes; infill with City services	
18	020096080	601 El Camino Real	Old Ford Dealer Site	TOD	C	0.09	50	4	Yes; infill with City services	
18	020096090	601 El Camino Real	Old Ford Dealer Site	TOD	C	0.46	50	18	Yes; infill with City services	
Subtotal Unzoned						9		397		
Grand Total All Opportunity Sites						82		925		

¹ Exclusive of state-mandated affordable housing density bonus, which would further increase the achievable maximum units per acre.

² Assumes average densities of 48 units per acre for CBD, 40 units per acre for TOD, 40 units per acre for MU-RF, and six units per acre for LDR. Assumptions based on average units per acre consistent with General Plan and precedent developments.

Source: Dyett & Bhatia; City of San Bruno, 2009.

4.5 QUANTIFIED OBJECTIVES

The quantified objectives in Table 4.5-1 establish the maximum number of housing units by income category expected to be developed or rehabilitated during this Housing Element cycle (described in detail in sections 4.2 through 4.4). Recently completed, underway, or entitled, the redevelopment of specific opportunity sites, construction and legalization of second units, and rehabilitation of existing units constitute almost 1,700 new housing opportunities. The table shows that pipeline production and CBD opportunity sites with existing zoning that allows for default densities (116 of the 235 units) accommodate the entire low-, very-low and extremely-low income need without relying on either second units (and additional 20 units), rehabilitated units (an additional 20 units) or programs to rezone (an additional 361 units). More assumptions about the distribution of units by affordability category are provided in the detailed footnotes to this table.

Table 4.5-1: Summary of Quantified Housing Objectives and Other Identified Opportunities, San Bruno 2007-2014

Income Category	Quantified Objectives ¹				Other Identified Housing Opportunities					Total Quantified Objectives Plus Other Opportunities	Overall Surplus Above RHNA
	2007-2014 RHNA ³	Under Construction and Pipeline Approvals ²	Zoned Central Business District ³	Former School Sites/ LDR ⁴	Subtotal Q.O. Meeting RHNA	Unzoned Central Business District ³	Transit Oriented Development ⁵	Multi-Use Residential Focus ⁵	Second Units ⁶ Rehabilitation ⁷	Subtotal Other Identified Housing Opportunities	
Extremely Low	111	51	60		111		31	3		34	34
Very Low	111	55	56		111		31	4	20	60	60
Low	160	175			175	39	62	7	15	124	138
Moderate	188	165		61	226	39	62	7		109	146
Above Moderate	403	279		351	629	40	62	7		110	336
Total by Type	973	724	116	412	1,252	118	249	29	20	436	1,688
											715

A. See also tables 4.2-1, 4.2-2, and 4.4-1.

1 For purposes of this analysis, the very-low income RHNA allocation is divided in half and 50 percent of that need is attributed to extremely-low income households.

2 Housing developed, under construction, or approved between June 2006 and June 2009. Though the City is preserving 62 existing affordable housing units in the TreeTops Apartments site upon redevelopment under the new project name Pacific Bay Vistas, these are being considered existing units and thus are not counted here. The net new units are counted at default density and include 30 deed-restricted units by agreement with the City.

3 Realistic residential development capacity of identified opportunity sites designated CBD/Downtown Mixed Use is 48 units to the acre as demonstrated by recent development approval. For many CBD sites the General Plan designation is already consistent with the existing Zoning, permitting higher than the default density for San Bruno (30 du/acre). For those parcels (116 units capacity in all), projected units are considered affordable to satisfy the RHNA without relying on programs, and are included in the column labeled "Zoned Central Business District" under Quantified Objectives and are counted toward meeting the RHNA affordable housing need. These are the parcels from Table 4.4-1. For those parcels designated CBD under the General Plan but not yet zoned CBD, the opportunity site capacity is included in the column labeled "Unzoned Central Business District" under Other Identified Housing Opportunities. These parcels are described in Table 4.4-2.

4 Former school sites are zoned low density residential and realistic capacity is assumed to be 6 units to the acre. The quantified objectives assume provision of 15 percent affordable housing, per Housing Element Action 6-A and existing City BMR Ordinance. Affordable single family units will likely fall under the moderate-income category. The Peace Church Site is assumed to have the potential for 5 units of market rate LDR, so it is excluded from the affordable calculation and attributed the above-moderate income category.

5 Based on 40 units to the acre, a realistic residential development capacity of identified opportunity sites designated TOD and MU-RF in the updated General Plan. Projected units are distributed across all income categories.

6 Assumes construction and/or legalization of second units at a rate of 4 per year, slightly higher than the recorded annual average from the previous decade due to the likelihood that second units are more attractive in a difficult economy and housing market. Second units are assumed to qualify for the very-low income category, though they are not relied upon in order to meet the RHNA for this cycle.

7 According to the 1999 San Bruno Redevelopment Plan, at least 30 percent of substantially rehabilitated housing units developed by the Agency shall be affordable to very-low, low-, or moderate-income households. However, as the two rehabilitation projects from the last cycle were both for very-low income units, this estimate distributes projected rehab units across very-low and low-income levels.

Source: City of San Bruno Community Development Department; City of San Bruno Redevelopment Agency; Dyett & Bhatia, 2009.

5 Goals, Programs, and Implementation Actions for 2009-2014

The goals, program, and implementation actions delineated in this chapter serve to support the State of California's overarching aim of providing "decent housing and a suitable living environment for every Californian" (Government Code Section 65580). The housing goals, programs, and implementation actions that follow were created for the purpose of meeting the housing needs of the citizens of San Bruno from 2009 to 2014 given the limitations imposed by current political, economic, and social conditions, and in consideration of available State and federal funding.

Based on the successes of the last housing element cycle (detailed City review and comments on old programs can be found in Appendix A), this Element consolidates, revises, and updates existing programs in order to increase the usability of the document and to facilitate ongoing monitoring and evaluation of progress. This Element also adds several programs that were not included in the previous Housing Element to better facilitate the creation and retention of housing for lower-income households and households with special needs. New and substantially enhanced or modified programs are indicated with an asterisk (*).

5.1 QUANTIFIED OBJECTIVES

As required by Section 65583 of the California Government Code, the goals, policies, and programs in this chapter seek to meet quantified housing objectives. These objectives are described in Chapter 4: Land Inventory and Quantified Objectives.

5.2 GOALS, PROGRAMS, AND IMPLEMENTATION ACTIONS

The following section provides a complete list of the proposed goals, programs, and implementation actions for the San Bruno Housing Element from 2009-2014, including responsible agencies, and implementation time frame. Housing Element goals are summarized in Table 5.2-1 below.

Table 5.2-1: Housing Element Goals Summary

<i>Goal Number</i>	<i>Goal Description</i>	<i>Government Code Correspondence</i>
1	Protect the quality and stability of existing neighborhoods through the conservation, rehabilitation, and improvement of the existing housing supply.	GC 65583(c)(4)
2	Accommodate regional housing needs through a community-wide variety of residential uses by size, type, tenure, affordability, and location.	GC 65583(c)(1)
3	Expand the variety of construction and financing techniques available to achieve new affordable housing and maintain it over time.	GC 65583(c)(2)
4	Achieve energy and environmental conservation in residential design—particularly techniques that would also reduce noise impacts on housing—while maintaining the affordability of housing units.	GC 65583(b)(8)
5	Ensure the continued availability of affordable housing for very-low, low-, and moderate-income households, seniors, persons with disabilities, single-parent households, large families, and other special needs groups.	GC 65583(c)(5)
6	Support the needs of those with extremely-low incomes, including access to counseling, referrals, dispute resolution, supportive housing, and emergency shelter.	GC 65583(c)(5); SB 2

GOAL 1: Protect the quality and stability of existing neighborhoods through the conservation, rehabilitation, and improvement of the existing housing supply. (GC 65583(c)(4))

Program 1-A: Support infrastructure upgrades. Continue to seek funding to upgrade and maintain infrastructure needed by San Bruno's housing supply.

Actions:

- Identify funding sources necessary for infrastructure improvements on a project-by-project basis. Funding sources may include gas tax, CDBG, RDA tax increment financing, etc.
- Continue to incorporate infrastructure requirements in the fee structure for development proposals.
- Implement upgrades and maintenance through the City's Capital Improvement Program.

Responsibility: Community Development Dept, Public Works Dept, Redevelopment Agency

Funding Source: Staff time, Gas Tax, Measure A, RDA, & grants (e.g., C/CAG TOD-HIP), development fees

Timeframe: Ongoing

Program 1-B: Maintain and expand the supply of small lots. Conserve and expand the city's supply of small residential lots, where compatible with surrounding neighborhood character.

Actions:

- Continue zoning that allows development of small, flexible parcels (e.g. zero lot-line) with a Planned Unit Permit in the Zoning Ordinance Update (The Municipal Code allows at least one (1) housing unit on any sub-standard parcel, provided that it is at least 25 ft wide).
- Continue to use the Residential Conservation Areas to preserve the small residential lots in the Redevelopment Area.

Responsibility: Community Development Dept

Funding Source: Staff time

Timeframe: Ongoing

Program 1-C: Conserve second units in R-1 and R-2 zones. Continue to legalize second units in R-1 and R-2 zones that were constructed prior to June 30, 1977 and that met the Uniform Building Code at time of construction.

Actions:

- Continue to provide informational handouts to inform residents how to legalize second units in R-1 and R-2 zones at the Planning Department and the Public Library.
- Study strategies for legalizing second units constructed between 1977 and 2003, including ensuring provision of adequate parking and considering the application of treatment related to excess housekeeping units.

Responsibility: Community Development Dept

Funding Source: Staff time

Timeframe: Within 1 year after adoption of the Housing Element

Program 1-D: Promote the Redevelopment Residential Rehabilitation Loan Program (RRRLP). The RRRLP provides technical and/or financial assistance to low-income homeowners whose homes are not meeting health and safety standards.

Actions:

- Continue relationship with the County Department of Housing for their assistance in implementing the Redevelopment Agency's RRRLP. (The City's Redevelopment Agency does not have sufficient staff to administer the RRRLP by itself.)
- Continue to allocate 20 percent of the Redevelopment Area tax-increment for programs that promote affordable housing, which includes the RRRLP.
- Through the RRRLP, continue to offer low-interest loans for the repair of owner-occupied, single-family residences. Emergency repair loans up to \$10,000 and rehabilitation loans up to \$100,000 are offered for foundation and structural repair, termite damage, wiring and plumbing updates, accessibility modifications, and kitchen remodeling.
- Prioritize funding for those homes identified in the 1999 Existing Conditions Survey Report for the Redevelopment Project, but which have not yet undergone rehabilitation.
- Continue to provide referrals by the Building Division to Redevelopment Agency and San Mateo County rehabilitation programs during Code enforcement.

Responsibility: Community Development Dept, Redevelopment Agency

Funding Source: Staff time; Redevelopment Area tax-increment; San Mateo County Housing Rehabilitation Loan Program

Timeframe: Ongoing

Program 1-E: Pursue and promote resources for preservation and rehabilitation. Publicize federal, State, and local resources, both financial and programmatic, to assist homeowners in preventative maintenance and to preserve and rehabilitate the City's existing housing supply.

Actions:

- Continue to publicize the Redevelopment Residential Rehabilitation Loan Program and develop additional strategies and programs to assist homeowners in preventative maintenance.
- Continue to maintain a comprehensive list of available resources and publicize through the City's Resource Guide, flyers, cable TV, newspaper, the Focus newsletter, and the City's website. Ensure the Resource Guide contains details on whom to contact for more information on each program or resource.
- Provide handouts about Redevelopment Agency programs in the City Hall and Senior Center.
- Promote local non-profit agencies that assist low-income homeowners with housing repairs.

Responsibility: Community Development Dept, Redevelopment Agency

Funding Source: Staff time

Timeframe: Ongoing

Program 1-F: Ensure replacement housing. Require replacement of any legal housing unit that is demolished within San Bruno.

Actions:

- Amend the Zoning Ordinance to require replacement of demolished legal housing units in all areas of the city (not just the Redevelopment Area where it is already required by State law).
- Require replacement equal to or more than the number of legal units previously on the site.

Responsibility: Community Development Dept, Redevelopment Agency

Funding Source: Staff time

Timeframe: Within 1 year after adoption of the Housing Element

Program 1-G: Improve legally non-conforming residential uses. Work to facilitate improvement and expansion of existing legal non-conforming residential uses if compatible with adjacent uses.

Actions:

- Study options for legalizing grandfathered non-conforming units to ensure that the units are maintained in good condition.
- Review City policies to determine whether they can currently accommodate the demolition and reconstruction of existing substandard non-conforming structures with the same (non-conforming) number of units.
- Clarify permissible reconstruction/expansion of non-conforming uses in the Zoning Ordinance Update.

Responsibility: Community Development Dept, Redevelopment Agency

Funding Source: Staff time

Timeframe: Within 1 year after adoption of the Housing Element

*** Program 1-H: Support historic preservation. Support preservation and reuse of properties with historic character.**

Actions:

- Preserve historic structures and resources during reuse and intensification within the city's older neighborhoods. (General Plan Policy ERC-44)
- Implement rehabilitation, renovation, or reuse of historic resources in coordination with the standards of the Secretary of the Interior and the Office of Historic Preservation. (General Plan Policy ERC-36)
- Provide technical assistance to property owners in determining appropriate rehabilitation techniques for historic properties, including providing referrals to the San Mateo County Historic Society.
- Continue to use the Historical Resources Survey conducted in 2001 for the Redevelopment Area to guide decisions about preservation and reuse of historic properties.
- Continue to use historic resources consultants as necessary for reviewing planning applications.
- Consult the Residential Design Guidelines as necessary during project review.

Responsibility: Community Development Dept, Redevelopment Agency

Funding Source: Staff time, Redevelopment Rehabilitation Program funds

Timeframe: Ongoing

Program 1-I: Allow fee waivers for affordable rehabilitation. Waive permit fees for affordable housing rehabilitation achieved through the Community Development Block Grant (CDBG) program as well as through other San Mateo County or Redevelopment Agency programs or through non-profit agencies.

Actions:

- Continue to waive permit fees for housing rehabilitation conducted through CDBG, as well as through other San Mateo County or Redevelopment Agency programs or through non-profit agencies. Consider amending Master Fee Schedule to reflect this policy.
- Continue to allow Master Fee Schedule fees to be waived by City Council based on need for any project, including affordable projects.

Responsibility: Community Development Dept, Redevelopment Agency, City Council

Funding Source: Staff time

Timeframe: Ongoing

Program 1-J: Continue lead-based paint abatement. Provide information on local lead-based paint abatement programs to ensure safe and healthy living environments for all residents.

Actions:

- Display and distribute informational handout on local lead-based paint abatement programs at City Hall and the Public Library.
- Provide information on local lead-based paint abatement programs on the City website.

Responsibility: Community Development Dept, Redevelopment Agency

Funding Source: Staff time

Timeframe: Ongoing

**** Program 1-K: Ensure renovations are compatible with neighborhood character. Maintain design standards to ensure that residential additions and renovations are compatible with overall neighborhood character. (See Program 2-F regarding new housing development.)***

Actions:

- Review and update the Zoning Ordinance to ensure that design standards applicable to residential additions and renovations are based on the new Residential Design Guidelines being developed in 2009.
- Require applications for residential additions and renovations to comply with all standards set forth in the Residential Design Guidelines.
- Prepare informational handouts on the Residential Design Guidelines.
- Update the City website to reflect and make available the new Residential Design Guidelines.
- Amend Guidelines as necessary to ensure they clearly reflect neighborhood character goals.

Responsibility: Community Development Dept, Planning Commission

Funding Source: Staff time

Timeframe: Within 1 year after adoption of the Housing Element

GOAL 2: Accommodate regional housing needs through a community-wide variety of residential uses by size, type, tenure, affordability, and location. (GC 65583(c)(1))

*** Program 2-A: Update the Zoning Ordinance to be consistent with the new General Plan. Revise the Zoning Ordinance to reflect the San Bruno 2025 General Plan, including land use designations allowing mixed-use development.**

Actions:

- Update the Zoning Ordinance to create Transit Oriented Development and Multi Use-Residential Focus zoning districts that promote high-intensity mixed-use development, including retail, office, services, and housing. Limit retail development along El Camino Real to those sites north of Crystal Springs Road, thus reinforcing the existing retail activity in Downtown.
- Update the Zoning Map to match the designations indicated in General Plan.
- In the interim before the Zoning Ordinance is updated, encourage and facilitate approval of projects that adhere to the new General Plan land uses and densities/intensities.

Responsibility: Community Development Dept

Funding Source: Staff time

Timeframe: Within 1 year after adoption of the Housing Element

*** Program 2-B: Complete Downtown and Transit Corridors Plan. Complete and adopt a Downtown and Transit Corridors Plan with the goal, amongst others, of increasing residential options in Downtown and transit corridors of El Camino Real and San Bruno Avenue in the vicinity of the future Caltrain Station.**

Actions:

- Consider how best to promote new or different housing products or arrangements (e.g., shared housing, cube housing, co-housing, etc.) that better meet current housing needs, and work these concepts into the Transit Corridors Plan.
- Incorporate development standards and design guidelines for residential uses in second stories over commercial uses on sites with Central Business District (San Mateo Avenue) and Transit Oriented Development designations in the General Plan.
- Structure the Downtown and Transit Corridors Plan to foster streamlined project review and approval processes, especially for projects that contain housing. The Downtown and Transit Corridors Plan will define development standards and guidelines in preparation for the Zoning Ordinance Update in order to avoid redundancy and ensure consistency of applicable standards.
- Evaluate increasing the height limit or number of stories above the existing requirements of Ordinance 1284 in certain locations within the transit corridors area, such as in the vicinity of the future Caltrain station. Such a change would be designed to accomplish green building objectives and make mixed-use development and affordable housing more financially feasible. The change would require voter approval in a citywide election. (This change is not required in order to meet the RHNA need for 2007-2014 and is not included in the analysis of opportunity sites.)
- If the Transit Corridors Plan is approved and includes a recommendation to increase in height limits, the City proposes to bring the plan before the voters as a ballot measure, as required by Ordinance 1284.

Responsibility: Community Development Dept, Redevelopment Agency

Funding Source: Staff time; RDA tax increment

Timeframe: Within 1 year after adoption of the Housing Element

*** Program 2-C: Support identified housing opportunities. Work with property owners and the community to support and encourage the redevelopment of identified opportunity sites into mixed uses with affordable housing components.**

Actions:

- Actively engage the community about options to redevelop the proposed housing opportunity sites listed in Table 4.4-1 and shown in Figure 4.4-1.
- Prioritize review of development proposals and permitting procedures for identified housing opportunity sites.

Responsibility: Community Development Dept

Funding Source: Staff time

Timeframe: Ongoing

*** Program 2-D: Reuse former school sites. Facilitate the reuse of former school sites to accommodate affordable housing.**

Actions:

- Work with the School District regarding the following reusable school sites (designated low density residential in the General Plan) to encourage the development of a variety of housing types to address the needs of all incomes. Densities shall be compatible with the surrounding uses, consistent with available service capacities and environmental constraints, and in accordance with existing City ordinances:
 - Willard Engvall School site
 - Crestmoor High School site
 - Edgemont School site
- Allow the redevelopment of the Crestmoor site to utilize clustering of new housing units to facilitate the preservation of open space according to General Plan Policy OSR-8 while not reducing the overall number of units achievable on the site.
- Work with the School District to increase access to information on how their low density residential sites may be suitable for affordable housing development.
- Initiate a dialog with affordable housing developers about what kind of partnerships and financial leverage would be necessary to reuse the school sites in a profitable way for the District and the developers.

Responsibility: Community Development Dept, Redevelopment Agency, San Bruno Park School District, San Mateo Unified High School District

Funding Source: Staff time

Timeframe: Initiate actions within 2 years after adoption of the Housing Element

*** Program 2-E: Consolidate Lots. Use City funds to facilitate lot consolidation in support of the redevelopment of housing opportunity sites with affordable housing.**

Actions:

- Starting with the Housing Opportunity Sites cited in Program 2-C, work with property owners to facilitate consolidation of adjacent parcels.
- Leverage a portion of Redevelopment tax increment funds to help to assemble/consolidate small parcels to create sites large enough for feasible affordable housing development.
- Ensure that the Zoning Ordinance Update implements the General Plan density and intensity standards (General Plan Table 2-1) which allow mixed use development density/intensity to increase with the size of the development site.

Responsibility: Community Development Dept

Funding Source: Staff time; Redevelopment tax increment funds

Timeframe: Within 2 years after adoption of the Housing Element

Program 2-F: Ensure compatibility of new housing with neighborhood character. Use Residential Design Guidelines to ensure that new housing development proposals are compatible with existing neighborhood character. (See Program 1-K regarding additions and renovations to existing homes.)

Actions:

- Require applications for new single-family housing to comply with the standards set forth in the Residential Design Guidelines to ensure that the design, scale, and buffering retains existing neighborhood character.
- Require applications for new multi-family residential and mixed-use development in General Plan-designated TOD and CBD areas to comply with the standards set forth in the Downtown and Transit Corridors Plan.
- Develop design standards during the Zoning Ordinance update for new multi-family residential projects in R-3, R-4, and new General Plan multi-use residential focus districts, to ensure compatibility of design and scale with surrounding uses.
- Use the new development standards and processing procedures within the Residential Design Guidelines to increase applicant certainty, and periodically evaluate the implementation of the guidelines to ensure they do not unduly constrain residential development.

Responsibility: Community Development Dept

Funding Source: Staff time

Timeframe: Ongoing, within one year after adoption of the Housing Element

**** Program 2-G: Provide senior housing for a range of income levels. Identify opportunities for the creation of affordable units for seniors who do not qualify for deed-restricted units due to equity in their current homes.***

Actions:

- Encourage the development of small rental and for-sale units close to transit and services which would appeal and be affordable to seniors on fixed incomes.
- Encourage developers to incorporate universal design and ADA accessibility characteristics in all new units, making them more attractive for purchase or rental by seniors.
- Encourage developers to market “senior” units mixed with family units.
- Work with the Senior Center, AARP, and others to educate seniors about affordable housing options as they become available.

Responsibility: Community Development Dept

Funding Source: Staff time

Timeframe: Ongoing

*** Program 2-H: Encourage moderate-income for-sale housing. Encourage moderate-income for-sale housing within the Multi Use-Residential Focus area along El Camino Real.**

Actions:

- Notify the development community about the City's desire for more moderately-priced for-sale housing along the transit corridors, potentially in the form of multi-family condominiums.
- During project review, discuss with developers options for using density bonuses and smaller unit sizes to increase affordability while maintaining building quality and amenities.
- Consider reduction of parking requirements as outlined in program 3-I.

Responsibility: Community Development Dept

Funding Source: Staff time

Timeframe: Ongoing

Program 2-I: Provide affordable housing education. Develop and implement an ongoing voter education program to inform residents of the need for affordable housing and ways the electorate can support its development.

Actions:

- Develop a voter education program addressing provision of affordable housing. Potential media to be used include newspaper articles, bulletins and informational handouts, cable television, community workshops, the Focus newsletter, and the City website.
- In the voter education program, identify the successful production of affordable housing on The Crossing site (U.S. Navy Western Division Site) using voter-approved increased building heights.

Responsibility: Community Development Dept

Funding Source: Staff time

Timeframe: Within 2 years after adoption of the Housing Element

Program 2-J: Conduct annual performance evaluations and ensure consistency with the General Plan. During annual review of the General Plan, monitor, evaluate, and document housing program performance and consistency with General Plan goals and policies.

Actions:

- Annually review and evaluate implementation of housing programs. This can be facilitated through the draft annual performance report provided by the California Department of Housing and Community Development.
- Use the annual review as an opportunity to meet with Code Enforcement staff to discuss the overall condition of the housing stock and any particular concerns that may arise.
- If an inconsistency is identified between a General Plan policy or goal and a Housing Element program or action, City Staff will prepare and propose a prioritized list of possible remedies to the Planning Commission for consideration. If City Council action is necessary, they will be notified of Planning Commission and Staff recommendations prior to taking action.

Responsibility: Community Development Dept

Funding Source: Staff time

Timeframe: Ongoing

GOAL 3: Expand the variety of construction and financing techniques available to achieve new affordable housing and maintain it over time. (GC 65583(c)(2))

Program 3-A: Publicize affordable housing financing strategies. Publicize the various financing strategies for development and expansion of affordable housing.

Actions:

- Study and publicize available financing strategies (see descriptions in policies below) for the development of new affordable housing. Inform property-owners and local non-profit and institutional groups of available resources through brochures, flyers in utility billings, cable TV, newspapers, and the City's Focus newsletter.

Responsibility: Community Development Dept, Redevelopment Agency

Funding Source: Staff time

Timeframe: Ongoing

Program 3-B: Support the Housing Choices Voucher Program. Continue to participate in San Mateo County Housing Authority’s Housing Choices Voucher program (formerly Section 8).

Actions:

- Encourage new housing developers to participate in the Housing Choices Voucher program during preparation of future development agreements/affordable housing programs.
- Promote this program as a way of providing a mix of affordable and market rate units.
- Publicize availability of this program to residents.
- Follow up with owners who have opted to participate in the Housing Choices Vouchers program to ensure a “good faith effort” by participating apartment owners to advertise available units and that they are being listed on the Housing Choices Voucher vacancy list.

Responsibility: Community Development Dept, Redevelopment Agency

Funding Source: Staff time

Timeframe: Ongoing

*** Program 3-C: Monitor compliance with financing terms. Ensure that units built with long-term affordability requirements are actually occupied by lower-income households. (See also Program 5-E)**

Actions:

- Maintain a list of developments with affordability covenants and check compliance with the agreement annually in conjunction with General Plan and Housing Element progress review.

Responsibility: Community Development Dept, Redevelopment Agency

Funding Source: Staff time

Timeframe: Ongoing

*** Program 3-D: Preserve affordable units at Pacific Bay Vistas (formerly TreeTops). The City will strive to preserve the original 62 very-low and low-income assisted housing units at Pacific Bay Vistas Apartments to ensure the full term of the deed restriction is met, regardless of delays in the redevelopment of the site.**

Actions:

- Uphold the existing requirement for preservation of the original 62 assisted housing units (Section 8 Housing Choices Voucher program) through 2017.
- Negotiate an extension of the expiration date again if the redevelopment is further delayed, to ensure that the full term of the deed restriction is realized.
- If the redevelopment provides more units than the original TreeTops development, express preference that the owner extend the original affordable units to match the later expiration dates of any new affordable units that are constructed as part of the default inclusionary requirement for new construction.

Responsibility: Community Development Dept

Funding Source: Staff time; density bonus (to increase financial feasibility of redevelopment)

Timeframe: Ongoing

Program 3-E: Promote the Mortgage Credit Certificate Program. The City will continue to participate in and promote San Mateo County's Mortgage Credit Certificate (MCC) program for first-time homebuyers.

Actions:

- Continue to advertise the availability of the program through informational handouts available at City Hall, the Public Library, and the Senior Center and through the City website.
- Continue to encourage and promote seminars by local Realtors to inform first-time homebuyers of financing options. Informational seminars are also offered by the California Dream Alliance (a non-profit organization) in English and Spanish.

Responsibility: Community Development Dept, Redevelopment Agency

Funding Source: Staff time; Mortgage Credit Certificate Program

Timeframe: Ongoing

Program 3-F: Facilitate reasonable accommodations. Facilitate the development, maintenance and improvement of housing for persons with disabilities by establishing a procedure that would reduce processing time for reasonable accommodation requests.

Action

- The City will adopt a written reasonable accommodations procedure into the Zoning Ordinance to provide exception in zoning and land use for housing for persons with disabilities. This procedure will be a ministerial process, with minimal or no processing fee, subject to approval by the Community Development Director who would apply the following decision-making criteria:
 - The request for reasonable accommodation will be used by an individual with a Disability protected under fair housing laws.
 - The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.
 - The requested accommodation would not impose an undue financial or administrative burden on the City.
 - The requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program.

Responsibility: Community Development Dept

Funding Source: Staff time

Timeframe: Within one year after adoption of the Housing Element

Program 3-G: Accommodate manufactured housing. Continue to permit manufactured housing in single family zones.

Actions:

- Permit manufactured housing on permanent foundation systems in all single family zones, provided that the unit is no more than ten years old on the date of application and meets federal and local standards specified in Government Code Section 65852.3.
- Require applications for new manufactured housing to comply with standards set forth in the new Residential Design Guidelines.
- Ensure that no special restrictions on manufactured housing are included in the Zoning Ordinance Update or the Residential Design Guidelines beyond those that apply to regular single family construction.

Responsibility: Community Development Dept

Funding Source: Staff time

Timeframe: Within 1 year after adoption of the Housing Element

*** Program 3-H: Permit child care by right in residential areas. Ensure that land use regulations consistently allow childcare services by right in all residential zones in accordance with State law.**

Actions:

- In accordance with San Bruno 2025 General Plan Policy LUD-10 and the California Child Day Care Act, revise the Zoning Ordinance as necessary to ensure consistent and streamlined definitions of small and large child care facilities.

Responsibility: Community Development Dept

Funding Source: Staff time

Timeframe: Within 1 year after adoption of the Housing Element

*** Program 3-I: Reduce parking requirements.** Reduce parking requirements for new or reuse housing projects along transit corridors and adjacent to transit stations, as well as within the Medium Density (R-3) and High Density (R-4) zones.

Actions:

- Consider ways to reduce parking standards for housing near transit and units with residents with reduced automobile use, such as seniors and persons with disabilities, and clarify and implement reduced parking requirements in the Zoning Ordinance Update.
- Update parking standards pursuant to Government Code 65915(p) affordable housing density bonus requirements.
- Consider allowing—but not mandating—“unbundled” parking as part of residential developments (mandating this could create financing issues for purchase of these spaces).
- Consider updating parking standards to allow tandem parking to satisfy the parking requirement for second units by right as suggested by State law (Government Code Section 65852.2(e)). Currently tandem parking is only allowed by securing a parking exception from the Planning Commission.
- Review and consider revising zoning enforcement criteria and procedures to address localized problems with street parking availability due to the use of garages for storage of personal belongings rather than cars.

Responsibility: Community Development Dept

Funding Source: Staff time

Timeframe: Within 1 year after adoption of the Housing Element

*** Program 3-J: Support condominium conversions, cooperatives, and other affordable housing ownership options.** Facilitate condominium conversions, limited equity stock cooperatives, and community apartments to ensure affordable ownership choices within the housing supply.

Actions:

- Evaluate each condominium, stock cooperative, and community apartment project on its own merits.
- Consistent with the municipal code, continue to ensure residents of existing apartments have the first opportunity to buy their unit in the instance of condominium conversion.
- Coordinate with the California Association of Housing Cooperatives (CAHC), a nonprofit organization, about how to market and support cooperatives in San Bruno.

Responsibility: Community Development Dept

Funding Source: Staff time

Timeframe: Within 1 year after adoption of the Housing Element

GOAL 4: Achieve energy and environmental conservation in residential design—particularly techniques that would also reduce noise impacts on housing—while maintaining the affordability of housing units. (GC 65583(b)(8))

Program 4-A: Promote energy conservation. Continue to publicize and encourage energy conservation programs, including weatherization programs.

Actions:

- Maintain an updated list of residential energy conservation opportunities, programs, and funding resources. Include information about programs available through PG&E, the State, and the federal government.
- Provide available information about energy conservation programs and state and federal grants at City Hall, the Public Library, on the City website, and intermittently in utility billings.
- Study new opportunities for providing rebates or incentives for homeowners' investments in energy-saving techniques (upgrading thermostats, insulation, windows, etc.)
- Consider structuring incentives as tax credits or improvements funded through voluntary long-term assessment on property tax bills.

Responsibility: Community Development Dept

Funding Source: Staff time, Redevelopment Agency funds

Timeframe: Within 2 years after adoption of the Housing Element

**** Program 4-B: Support household and business participation in energy conservation and efficiency programs through PG&E and the State. City Staff will work to promote and support participation energy efficiency and conservation programs described in Chapter 2 in order to help reduce long-term housing costs for residents (including low-income residents), help meet local greenhouse gas reduction targets under AB 32, and increase the sustainability of the local energy supply.***

Actions:

- Promote programs through informational brochures made available where all residential building standards guidelines can be found.
- Provide links to the programs through the City website.
- Work with CHPC to identify households eligible for programs.

Responsibility: Community Development Dept

Funding Source: California Public Utilities Commission, PG&E, Staff time

Timeframe: Within one year after adoption of the Housing Element, ongoing

Program 4-C: Facilitate noise insulation retrofits. Continue to pursue funding for noise insulation from the San Francisco International Airport and educate residents about program benefits.

Actions:

- Continue to seek funds through the Federal Aviation Administration's Aircraft Noise Insulation Program.
- Facilitate the upgrading of 154 existing homes in San Bruno that still qualify for aircraft noise insulation retrofits.
- Educate targeted homeowners on the benefits of participation in the program.
- Provide technical assistance necessary to help qualifying homeowners apply for the funding and implement the insulation retrofits.
- Encourage adoption of noise insulation standards by San Francisco International Airport to mitigate impacts from airplane backblast, and expand the CNEL threshold level for insulation from 65 CNEL to 60 CNEL.

Responsibility: Community Development Dept

Funding Source: Federal Aviation Administration's Aircraft Noise Insulation Program

Timeframe: Within 4 years after adoption of the Housing Element, ongoing

**** Program 4-D: Ensure adequate water and sewer service and reduce water waste. Work with the San Francisco Public Utilities Commission (SFPUC) and local departments to ensure that there are adequate water and sewer services for new development, affordable housing receives priority for these services, and new development uses best management practices to reduce water waste.***

Actions:

- Deliver a copy of the adopted Housing Element to the SFPUC and the Public Works Department's water and waste water divisions within one month after adoption.
- Adopt procedures to ensure that affordable housing developments are granted priority for service allocations.
- In accordance with General Plan policies ERC-19 through ERC-24 and PFS-19, work with developers and residents on an on-going basis to minimize the surface water run-off and pollution, increase water conservation during construction and operation phases of new residential development, and make recycled water available for appropriate uses.

Responsibility: Community Development Dept; Public Works

Funding Sources: Staff time

Timeframe: Within 1 month to 1 year after adoption of the Housing Element; ongoing

Program 4-E: Encourage drought-resistant landscaping. Implement water conservation and drought-resistant landscaping guidelines and standards.

Actions:

- Adopt standards for water conservation and drought-resistant landscaping as part of the zoning code update.
- Continue to review residential landscape plans for consistency with the City's Water Efficiency, Landscape and Irrigation Guidelines and Municipal Code Section 10.16, Water Conservation.
- Provide informational brochures about drought-resistant and low-water landscaping options in the same locations where residential building standards guidelines can be found.

Responsibility: Community Development Dept, Parks Dept

Funding Source: Staff time

Timeframe: Within 1 year after adoption of the Housing Element; ongoing

GOAL 5: Ensure the continued availability of affordable housing for very-low, low-, and moderate-income households, seniors, persons with disabilities, single-parent households, large families, and other special needs groups. (GC 65583(c)(5))

*** Program 5-A: Support the Below Market Rate Housing Ordinance.** Through education and enforcement of the Below Market Rate Housing Ordinance (adopted 2008), provide guidelines for developers to comply with the City's inclusionary housing requirements.

Actions:

- In accordance with the BMR Ordinance, require new residential developments with 10 or more housing units to provide a minimum of 15 percent of total housing units affordable to very-low, low-, and moderate-income households through construction, donation of land, and/or payment of in-lieu fees.
- In accordance with the BMR Ordinance, require maintenance of subsidized housing units as affordable to very-low, low-, and moderate-income households for a period of at least 55 years from date of occupancy for rental units and 45 years for ownership units.

Responsibility: Community Development Dept, Redevelopment Agency

Funding Source: Staff time, Redevelopment Agency funds

Timeframe: Ongoing

*** Program 5-B: Implement State density bonus regulations.** Offer a density bonus of up to 35 percent and incentives or concessions based on the number of affordable units in the development and a flat density bonus of 20 percent for all senior housing in accordance with State density bonus regulations (Government Code 65915).

Actions:

- Include provisions for density bonuses for residential developments in the Zoning Ordinance Update, including defining incentives such as reductions in parking, open space, setbacks, etc.
- Continue to meet State requirements (California Government Code 65915) for provision of density bonuses.
- Promote density bonus opportunities to property owners and developers at the earliest stages in pre-development review and consultation process.
- Ensure that State density bonus parking standards are allowed in qualifying density bonus projects. (See also Program 3-I)

Responsibility: Community Development Dept

Funding Source: Staff time

Timeframe: Within one year after adoption of the Housing Element, ongoing

*** Program 5-C: Provide financial incentives for affordable condominium conversions. Create incentives for condominium conversions that provide affordable housing.**

Actions:

- Revise regulations to offer financial incentives for lower-income condominium conversions during the Zoning Ordinance Update.
- Offer financial incentives for condominium conversions which include at least 20 percent low- or moderate-income units or at least 15 percent very-low income units.
- Distribute information on this program and zoning update through project review processes, as well as through informational brochures at City Hall and the Public Library, and on the City's website.

Responsibility: Community Development Dept, Redevelopment Agency

Funding Source: General Fund, Redevelopment Agency funds, fee waivers, staff time

Timeframe: Within 1 year after adoption of the Housing Element

*** Program 5-D: Ensure affordability in the Redevelopment Area. Continue to administer Redevelopment Project Area requirements for development of 15 percent affordable housing.**

Actions:

- Ensure affordability requirement is met through routine project review.
- Work with developers to accommodate designs that facilitate affordable units.
- See programs 2-E, 3-I, 5-G and 5-H for additional actions to facilitate meeting affordability requirements in the Redevelopment Area.

Responsibility: Redevelopment Agency

Funding Source: Staff time, Redevelopment Agency funds

Timeframe: Ongoing

*** Program 5-E: Provide financial assistance to facilitate affordable housing development. Use the Redevelopment Low- and Moderate-Income Housing Fund to increase, improve, and preserve the community's supply of low- and moderate-income housing in the Redevelopment Area.**

Actions:

- Provide financial assistance where necessary and appropriate to facilitate affordable housing development, based on diligent analysis of a project's financial feasibility and desirability.
- Prepare an Owner Participation Agreement to ensure that proposed financing resources are dedicated to the construction, rehabilitation, or rental costs of affordable housing projects.
- Study the incorporation of monitoring compliance with Owner Participation Agreements within the regular project permitting and approval processes.

Responsibility: Community Development Dept, Redevelopment Agency, City Council

Funding Source: Staff time, Redevelopment Low- and Moderate-Income Housing Fund

Timeframe: Ongoing

Program 5-F: Increase the supply of housing for large families. Encourage diversity in unit size to ensure that 3- and 4-bedroom affordable rental housing units are provided for large families.

Actions:

- Negotiate development of large (3- and 4-bedroom) units in future development agreements.
- Exclude senior housing developments from this expectation.

Responsibility: Community Development Dept, Planning Commission

Funding Source: Staff time, incentives such as fee waivers, parking reductions, etc.

Timeframe: Ongoing

Program 5-G: Expedite review and waive fees for affordable housing. Continue to expedite review and waive planning and building fees for developers of affordable housing and housing for seniors and persons with disabilities.

Actions:

- Expedite permit review and waive planning, building, and license fees on projects providing housing affordable to very-low, low-, and moderate-income households, seniors, and persons with disabilities.
- Negotiate expedited permit review and fee waivers in future development agreements.

Responsibility: Community Development Dept, Redevelopment Agency, City Council

Funding Source: Staff time

Timeframe: Ongoing

Program 5-H: Modify regulations to encourage affordable housing. Modify development regulations in specific zoning districts to encourage housing affordable to very-low, low-, and moderate-income households.

Actions:

- During the Downtown and Transit Corridors Plan process, study the creation and modification of zoning districts appropriate for development of affordable housing, in consideration of the land use definitions set out in the San Bruno 2025 General Plan. Consider how factors such as unit size, building materials, and required amenities affect the cost of units.
- Modify development regulations accordingly during the Zoning Ordinance Update.
- Encourage the development of small-size housing with small lots, studio apartments, shared housing, and other similar solutions to promote high quality of life in a small space.
- See also Program 3-I regarding reducing parking requirements.

Responsibility: Community Development Dept

Funding Source: General fund, Staff time

Timeframe: Within 1 year after adoption of the Housing Element, ongoing

Program 5-I: Facilitate home equity conversions. Continue to make information regarding home equity conversion programs available to elderly homeowners.

Actions:

- Provide information about home equity conversion programs at the Senior Center, Public Library, and on the City's website.
- Conduct information sessions upon request.

Responsibility: Community Development Dept, Redevelopment Agency

Funding Source: Staff time

Timeframe: Ongoing

*** Program 5-J: Promote the Second Unit Ordinance.** Continue to inform homeowners about the Second Unit Ordinance which permits second units by-right on appropriate residential sites.

Actions:

- Inform property owners of the Second Unit Ordinance through inserts in utility billings.
- Encourage second units in new single-family development to accommodate multi-generational and other housing needs.

Responsibility: Community Development Dept

Funding Source: Staff time

Timeframe: Ongoing

GOAL 6: Support the needs of those with extremely-low incomes, including access to counseling, referrals, dispute resolution, supportive housing, and emergency shelter. (GC 65583(c)(5), SB 2)

*** Program 6-A: Promote fair housing.** Continue to adhere to State and federal fair housing and non-discrimination laws to ensure that housing opportunities are provided for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, family status, or disability.

Actions:

- Continue to inform Realtors, builders, city staff, and the community at large of the fair housing law and policies, through informational handouts available at City Hall and the Senior Center, and through information about fair housing services on the City's website.
- Ensure fair housing laws are adequately reflected in the Zoning Ordinance Update, including additions and revisions to definitions as necessary.

Responsibility: Community Development Dept

Funding Source: Staff time

Timeframe: Within one year after adoption of the Housing Element, ongoing

Program 6-B: Support organizations that provide housing services. Cooperate with and support organizations providing housing information, counseling, and referral services, and handling complaints of housing discrimination.

Actions:

- Continue to provide referrals to fair housing services during Code enforcement.
- In annual budget deliberations, consider opportunities to provide financial assistance to support various organizations providing housing services for home repair, painting, case management, emergency food and shelter, crisis intervention, and assistance with rent and utility bill payments to low-income homeowners.

Responsibility: Community Development Dept (Building Div), Redevelopment Agency, City Council

Funding Source: Staff time, General fund

Timeframe: Ongoing

Program 6-C: Support shared housing programs. Continue to support shared housing programs and to promote such programs through the Senior Center and other local agencies.

Actions:

- Continue to support the Housing Investment Partnership (HIP) program, which coordinates shared housing.
- Continue to consider appropriation of monies for support of various organizations during annual budget review. (City allocated \$30,000 last year and this year to HIP)

Responsibility: Community Development Dept, Redevelopment Agency, City Council

Funding Source: Staff time, General fund

Timeframe: Ongoing

*** Program 6-D: Accommodate city's share of emergency (homeless) shelter need. Amend the Zoning Ordinance to identify the Transit Oriented Development Area designated under the San Bruno 2025 General Plan as an appropriate zone or zones within which emergency shelters are permitted by right, in accordance with State law.**

Actions:

- Ensure the designated area has sufficient and reasonably available acreage (vacant or underutilized) to meet the city's identified need (32 beds) within the planning period, including the potential for reuse or conversion of existing buildings.
- Amend the Zoning Ordinance to permit emergency (homeless) shelter facilities by right (that is, as a permitted use, without requiring a conditional use permit) in the TOD zone, subject to reasonable and objective standards permissible by law. Emergency shelters shall be subject to the same development standards as any other use within the TOD zone, except that San Bruno may develop and apply written, objective standards in the Zoning Ordinance in accordance with SB2 that do not impede the City's ability to meet its identified need.
- Continue to support the 10-bed shelter run by St. Bruno's Church, and support future faith-based efforts to supply emergency and transitional housing to those in need.

Responsibility: Community Development Dept

Funding Source: Staff time

Timeframe: Within one year of adoption of the Housing Element

*** Program 6-E: Address identified need for extremely-low income and supportive housing.** Amend the Zoning Ordinance to permit transitional and supportive housing by right in residential zones, work with nonprofit builders who specialize in building housing for extremely-low income households, and facilitate the creation of supportive housing units in accordance with the City's share of countywide need identified in the HOPE Plan.

Actions:

- Amend the Zoning Ordinance definition of "Special residential care facilities"—already allowed by right in any residential zone—to include transitional and supportive housing uses, including those designated as SROs. This amendment will ensure that transitional and supportive housing is treated as a residential use of property in accordance with SB2.
- Partner with local or regional agencies and non-profits that specialize in supportive housing development and management to identify opportunities for the development of supportive housing in San Bruno. Supportive housing may be organized as:
 - Apartment or single-room occupancy (SRO) buildings, townhouses, or single-family homes that exclusively house formerly homeless individuals and/or families;
 - Apartment or SRO buildings, or townhouses that mix special-needs housing with general affordable housing;
 - Rent-subsidized apartments leased in the open market; or
 - Long-term set-asides of units within privately-owned buildings.
- Work with partners to identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households and to pursue access to specialized funding sources.
- Develop an action plan with partners, which will include assisting with site identification and acquisition, providing local financial resources, streamlining entitlements and providing incentives.

Responsibility: Community Development Dept

Funding Source: Low and Moderate Income Housing Fund, Community Development Block Grant, Redevelopment Agency funds, staff time

Timeframe: Within two years after adoption of the Housing Element

Program 6-F: Participate in regional coordination on homelessness. Work with other cities, agencies, and the County to address needs of the homeless.

Actions:

- Assist homeless service providers in seeking CDBG money to support local homeless programs.
- Provide technical assistance to emergency and transitional shelter providers by finding appropriate sites within San Bruno and connecting with potential clients.

Responsibility: Community Development Dept

Funding Source: Community Development Block Grant

Timeframe: Ongoing

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Glossary

Accessible: Used to describe housing that has special design features that help to alleviate physical disabilities. Such features include ramps, hand railings, lifts, special handles and other modifications.

Affordable Housing: Housing capable of being purchased or rented by a household with very-low-, low-, or moderate-income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income for housing, including utilities.

Aircraft Noise Insulation Program (ANIP): This program has been in effect since 1986 and is designed to assist San Bruno residents who are impacted by airport noise with noise insulation improvements for their homes.

Area Median Family Income: This is defined by federal law and U.S. Department of Housing and Urban Development (HUD) regulations as the higher of (1) the metropolitan area or non-metropolitan county median family income; or (2) the statewide nonmetropolitan median family income. The median income calculations are based on a family of four persons. Income categories are based on the HUD-determined area median family income. (See "Income Categories.") New area median family income figures are published yearly by HUD and by the State Department of Housing and Community Development (HCD).

Assisted Housing: Dwelling units for which some type of public financial assistance (to pay for housing costs) is provided to the occupant.

Assisted Living Facility: Residential facilities designed for persons needing assistance with daily living activities. Generally, room, board and personal care is provided.

Association of Bay Area Governments (ABAG): ABAG is the regional planning agency and council of governments for the nine-county San Francisco Bay Area. Elected officials and representatives from Bay Area cities and counties comprise ABAG's General Assembly and Governing Board. ABAG is the agency responsible for determining each city's and county's Regional Housing Needs Allocation.

Bay Area Rapid Transit (BART) District: The District operates the Bay Area Rapid Transit system, the regional rail system for the San Francisco Bay Area.

Below-Market-Rate Housing Unit: Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. The U.S. Department of Housing and Urban Development sets standards for determining which households qualify as "low-income" or "moderate-income".

Board and Care Home: In California, these are also called Residential Care Facilities for the Elderly (RCFE). Although skilled nursing staff may be available, these are not medical facilities. Instead, they provide assistance with daily living for persons age 60 or older who are no longer able to live independently. A facility can be from one bed to several hundred beds in capacity. Small one- to six-bed facilities may be located in residentially zoned areas without a special

permit and are considered in all respects to be the same as family dwellings (California Health and Safety Code Section 1568.0831(a)(2)). RCFEs are under the guidance of the California Department of Social Services Community Care Licensing division.

Boarding House: Establishments such as sorority houses, off-campus dormitories, residential clubs, and workers' camps which provide temporary or longer-term accommodations that, for the period of occupancy, serve as a primary residence. These establishments may also provide complementary services, such as housekeeping, meals, and laundry services.

California Environment Quality Act (CEQA): A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project. (See "Environmental Impact Report (EIR).")

California Housing Finance Agency (CHFA): A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low- and moderate-income housing.

CalTrain: Officially the Peninsula Corridor Joint Powers Board, CalTrain is a commuter rail service (train) that travels between Santa Clara and San Francisco Counties.

Central Business District: San Bruno's "downtown" shopping area along San Mateo Avenue between San Bruno Avenue and El Camino Real. Most buildings are one- or two-story commercial or retail establishments, some with residential units on their upper floor.

Clustered Development: Development in which a number of dwelling units are placed in closer proximity than typically permitted, or are attached, with the purpose of minimizing grading and retaining open space areas.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development on a formula basis for entitlement communities, and by the State Department of Housing and Community Development for non-entitled jurisdictions.

Community Noise Equivalent Level (CNEL): A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7:00 p.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Construction Costs: Residential development costs that are attributable to the physical construction of buildings, such as labor and materials. These costs typically include the costs of building any required off-street parking spaces.

Continuing Care Retirement Communities: These communities vary in the services and amenities they provide for seniors and other older adults. They may offer independent living, assisted living, and/or skilled nursing services as well as educational, recreational activities, dining accommodations, and transportation services.

Dedication, In lieu of: Cash payments which may be required of an owner or developer as a substitute for a dedication of land, Low and Moderate Income Housing Fund (LMIHF).

Density Bonus: The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. The State regulates the types of development that are entitled to a density bonus. Two examples are (1) a housing development that provides 20 percent of its units for lower-income households; and (2) 10 percent of its units for very low-income households. (See "Developable Rights, Transfer of.")

Density: The number of residential dwelling units per acre of land. Densities specified in the General Plan are expressed in units per net developable acre. (See "Acres, Gross," and "Acres, Net.")

Developable Land: Land which is suitable as a location for structures and which can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Developer: An individual who, or business which, prepares raw land for the construction of buildings or builds or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

Development Fee: See "Impact Fee."

Disabled: A person determined to have a mobility impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.

Down Payment: An initial payment for a home or property which generally constitutes between 10 to 20 percent of the property value. Many banks and lending institutions require a down payment as part of a loan agreement for the remainder of the property value.

Duplex: A detached building under single ownership which is designed for occupancy as the residence of two families living independently of each other.

Dwelling Unit: One or more rooms with a single kitchen, designed for occupancy by one family for living and sleeping purposes.

Elderly: (See "Seniors.")

Employment Center: A geographic area in which a large number of jobs are concentrated.

Environmental Impact Report (EIR): A report that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action. (See "California Environmental Quality Act.")

Family: An individual or a group of persons living together who constitute a housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind.

Financing: Money loans for the construction of new housing or for land or home purchases.

General Plan: A compendium of a city's or a county's policies regarding its long-term physical, social, and economic development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council. The General Plan may also be called a "City Plan," "Comprehensive Plan," or "Master Plan."

Homelessness: Refers to a condition in which one lacks a fixed, regular, and adequate night-time residence and whose primary night-time residence is one or a combination of: a supervised publicly or privately operated shelter designated to provide temporary living accommodations; an institution that provides a temporary residence for individuals intended to be institutionalized; or a public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for human beings.

Household: All those persons, related or unrelated, who occupy a single housing unit. (See "Family.")

Householder: The person, or one of the people, in whose name the home is owned, being bought, or rented.

Housing Element: One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements have been updated every five years, although new legislation (Senate Bill 375) now requires the alignment of future Housing Element cycles with Regional Transportation Plan cycles.

Housing Unit: The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Impact Fee: A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 54990 specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

In Lieu Fee: (See "Dedication, In lieu of.")

Income: The sum of the amounts reported separately for wages, salary, commissions, bonuses, or tips; self-employment income from own non-farm or farm businesses, including proprietorships

and partnerships; interest, dividends, net rental income, royalty income, or income from estates and trusts; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); any public assistance or welfare payments from the state or local welfare office; retirement, survivor, or disability pensions; and any other sources of income received regularly such as Veterans' (VA) payments, unemployment compensation, child support, or alimony.

Income Categories: The income limits for each income group are as follows, adjusted by household size, and as determined by a survey of incomes conducted by a city or county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development:

Extremely Low: A household with an annual income no greater than 30 percent of the area median family income.

Very Low: A household with an annual income usually no greater than 50 percent of the area median family income.

Low: A household with an annual income usually no greater than 80 percent of the area median family income.

Moderate: A household with an annual income between the lower income eligibility limits and 120 percent of the area median family income.

Above-Moderate: A household with an annual income above 120 percent of the County's area median family income.

Infill Development: Development of vacant land (usually individual lots or left-over properties) within areas which are already largely developed.

Infrastructure: Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

Interest Rate: The rate at which a bank or other lending institution charges for outstanding debt. The interest rate is a certain percentage of the outstanding loan amount.

Land Use: The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.

Lot: (See "Site.")

Lot Coverage: The percentage or amount of the gross lot area that a building is allowed to cover per local zoning regulations. (See "Zoning.")

Mortgage: All forms of debt where the property is pledged as security for repayment of the debt.

Non-Family Household: Any persons, related or unrelated, who occupy a single housing unit but who are not a family. (See "Family.")

Overcrowding: Defined as more than one person per room in a housing unit.

Parking, Underground: Parking which is completely underground and on top of which residential dwelling units (or other non-residential uses) are built.

Project Costs: The total cost of new residential development.

Regional Housing Needs Allocation: The future housing needs for each region in California as determined by regional councils of government (the Association of Bay Area Governments in the case of the Bay Area). The most recent allocation covers the period between 1999 and 2006. State law requires regional councils of government to identify for each city and county its “fair share allocation” of the Regional Housing Needs Allocation.

Regional: Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad homogenous area.

Residential: Land designated in the General Plan and Zoning Ordinance for buildings consisting of dwelling units. May be vacant or unimproved. (See “Dwelling Unit.”)

Residential, Multiple Family: Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single Family: A single dwelling unit on a building site.

Residential Conservation Area: Existing residential areas within the Redevelopment Project Area (see “San Bruno Redevelopment Area/Project/Program”) for which particular policies and programs have been designed to conserve and improve the existing housing stock and implement other public and infrastructure improvements.

San Andreas Fault Special Studies Zone, Earthquake Fault Zone: A seismic hazard zone designated by the State of California within which specialized geologic investigations must be prepared prior to approval of certain new development.

San Bruno Redevelopment Agency: The Redevelopment Agency is the governing body created to designate Redevelopment Project or Program areas, supervise and coordinate planning for a project area, and work with the Project Area Committee (PAC) to guide and implement the Redevelopment Plan. In almost all Redevelopment Agencies in California, the governing body of the community, the City Council in San Bruno's case, also acts as the Redevelopment Agency. Therefore, both agencies are headed by elected officials answerable to the citizens of San Bruno. Even though the governing body of the community also serves as the governing body of the Redevelopment Agency, the two agencies are legally separate entities of local government. (See “San Bruno Redevelopment Area/Project/Program.”)

San Bruno Redevelopment Area/Project/Program: The area designated by the Redevelopment Agency in the Redevelopment Plan and the accompanying policies governing that area. The project area consists of approximately 717 acres of commercial, industrial, and residential land uses in the City contained in most of the area east of El Camino Real, the Navy facility and a small area comprising the Skycrest Shopping Center and adjacent properties. The purpose of the Redevelopment Project is to alleviate adverse physical and economic conditions in the project area. In California, public redevelopment is funded largely through the sale of bonds, with the retirement of the bond debt paid for by the increases in real property taxes on project area lands

resulting from improvements prompted by the combination of public and private reinvestment in the area.

Second Unit: A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called “granny flat” or “mother-in-law” unit.

Section 8 Housing Choices Voucher Program: A federal (HUD) rent-subsidy program which is the main source of federal housing assistance for low-income households. The program operates by providing “housing assistance payments” to owners, developers, and public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30% of the household’s adjusted gross monthly income. Section 8 includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Senior Facility: Any residential facility that is restricted to persons age 62 or older (per San Bruno Zoning Ordinance).

Senior Housing: Typically one- and two-bedroom apartments designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them. (See “Congregate Care.”)

Seniors: As defined by the San Bruno Zoning Ordinance, seniors include persons age 62 and older. However, for the purposes of analyzing U.S. Census data (age cohorts), seniors are defined as persons age 65 and older.

Setback: “The part of zoning regulations that restricts a building to within a specified distance from the property frontline or edge of the public street; thus, the structure must be set back a given number of feet from the frontline.” (Excerpted from Real Estate Development, Principles and Process, 3rd Edition, 2000.)

Shared Living: The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by 1566.3 of the California Health and Safety Code.

Single-family Dwelling, Attached: A building containing two dwelling units with each unit having its own foundation on grade.

Single-family Dwelling, Detached: A building containing one dwelling unit on one lot.

Site Work: Improvements made to an undeveloped piece of land to support the construction of building on the site. Such improvements include grading and other infrastructure improvements.

Site: A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Skilled Nursing Facility: These facilities provide short-term and long-term care for those who need 24-hour nursing supervision. Medical treatment is offered under the supervision of licensed

nurses, and at least one registered nurse must be on duty during the day. All skilled nursing facilities must be registered by the State of California.

Specific Plan: A plan that provides detailed design and implementation tools for a specific portion of the area covered by a general plan. A specific plan may include all regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any general plan element(s).

State of California Department of Housing and Community Development (HCD): The State's principal housing agency whose goals include the promoting housing and community development, increasing the supply of housing (especially affordable housing), and conserving and improving housing conditions. HCD is the State agency responsible for certifying local Housing Elements and for distributing funds for affordable housing.

Storm Runoff: Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water or the city storm drainage system. Also referred to as "urban runoff."

Substandard Housing: Residential dwellings which, because of their physical condition, do not provide safe and sanitary housing.

Tenure: Refers to the distinction between owner-occupied and renter-occupied housing units.

Transit Oriented Development (TOD): The location of residential and non-residential development in close proximity to transit services in order to reduce the need for private automobile trips and encourage transit use. Surrounding streets, sidewalks and other public areas generally are designed to facilitate walking, biking and transit use.

Transit, Public: A system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called "Mass Transit."

Transit: The conveyance of persons or goods from one place to another by means of a local, public transportation system. (See "Transit, Public.")

U.S. Department of Housing and Urban Development (HUD): The federal housing agency responsible for housing and community development on a nationwide basis. HUD provides funds local housing and community development initiatives and programs and administers federal housing laws.

Underdeveloped Land: Lots or parcels for which the governing zoning regulations allow a greater intensity of development than what currently exists (either a greater number of dwelling units per acre or a larger floor-to-area ratio).

Undevelopable: Specific areas where topographic, geologic, and/or surficial soil conditions indicate a significant danger to future occupants and a liability to the City, and are thus designated as undevelopable by the City.

Uniform Building Code (UBC): A national, standard building code which sets forth minimum standards for construction.

*San Bruno Housing Element
Glossary*

Vacancy Rate: The percent of housing units which are unoccupied because they are either for sale or for rent. The vacancy rate provides a measure of the demand and supply for housing. Low vacancy rates indicate that demand for housing is very strong (or that it is in short supply), while high vacancy rates indicate that there is an oversupply of housing.

Vacant: Lands or buildings which are not actively used for any purpose.

Zoning District: A designated section of the City for which prescribed land use requirements and building and development standards are uniform.

Zoning, Inclusionary: Regulations which increase housing choice by providing the opportunity to construct more diverse and economical housing to meet the needs of low- and moderate-income families. Often such regulations require a minimum percentage of housing for low- and moderate-income households in new housing developments and in conversions of apartments to condominiums.

Zoning: The division of a city by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

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Appendix A: Detailed Program Accomplishments During Last Cycle

The California Department of Housing and Community Development requires that each housing element review the effectiveness of the previous housing element (specifically, its goals, policies and programs); describe progress in implementation; and analyze the appropriateness of these measures (i.e. whether and how these policies/programs should continue). This appendix assesses the achievements of the 2003 Housing Element, in accordance with State housing law. These results are quantified where appropriate and compared to what was projected in the 2003 Element. This evaluation provided a basis for the new Housing Element policies, as successful programs were retained and/or expanded, while unsuccessful programs were discarded or revised. Specific implementation and responsible agencies were identified in the revised Housing Programs (see Chapter 5).

Conservation and Improvement of Existing Housing

Goal 1.0: Protect the residential quality and stability of existing neighborhoods.

Program 1-A:

Continue to seek funding to upgrade and maintain infrastructure needed by San Bruno's housing supply.

- The City will identify funding sources necessary for infrastructure improvements on a project-by-project basis. Funding sources may include gas tax, CDBG, RDA tax increment financing, etc. (Ongoing)
- Upgrades and maintenance may be implemented through the City's Capital Improvement Program. (Ongoing)

Responsibility: Community Development Dept, Public Works Dept, Redevelopment Agency

Funding sources & amount (1999-2006):

- Impact Fees- \$1.2 million from Crossing developers and additional amounts from Tanforan, used for El Camino/Sneath road and intersection improvements. Skycrest and Glenview Terrace developers contributed to street median and landscape improvements.
- Water and wastewater capacity charges, Gas Tax, Measure A, RDA tax increment, Grants (e.g., C/CAG TOD-HIP)- approx. \$1.4 million approved related to housing at the Crossing, primarily used for median/landscape improvements on El Camino Real and San Bruno Ave.

<p>Has the program been successful?</p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> • The City received housing incentive grant funds based on development at the Crossing that improves access/circulation for housing development. • The City utilizes a range of funding sources including Gas Tax, Measure A, RDA, & grants (e.g., C/CAG TOD-HIP) for infrastructure improvements. • The City maintains ongoing Capital Improvement Programs. 	
<p>Do you recommend continuing the program?</p>	<p><input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful?</i></p>
<p>Program 1-B:</p> <p>Include an evaluation of the condition of the housing stock in all Housing Element updates.</p> <ul style="list-style-type: none"> • The City will evaluate the condition of the housing stock in each Housing Element update. (2007) • A Housing Conditions Survey was conducted in 1999 for the entire Redevelopment Area. (1999) <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i></p>		
<p>Has the program been successful?</p> <p><input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> • A new housing survey was not considered necessary because conditions have not changed significantly, and the cost would be significant. 	
<p>Do you recommend continuing the program?</p>	<p><input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful?</i></p> <p>Work more closely with Code Enforcement to identify housing conditions.</p>

San Bruno Housing Element
Appendix A: Detailed Program Accomplishments During Last Cycle

Program 1-C:

Publicize federal, State, and local resources available to preserve and rehabilitate the City's existing housing supply.

- The City will identify federal, State, and local rehabilitation programs available to preserve the existing housing supply (see following descriptions). A comprehensive list of available resources will be prepared for marketing through the City's Resource Guide (Program 1-H), flyers, cable TV, newspaper, and the Focus newsletter. (2004)
- Information about rehabilitation loans will be uploaded onto the City's website. (2004)
- The Redevelopment Agency's new Emergency Repair Program and Residential Rehabilitation Loan Program offers low-interest loans for the repair of owner-occupied, single family residences. Emergency repair loans up to \$10,000 and rehabilitation loans up to \$100,000 are offered for foundation and structural repair, termite damage, wiring and plumbing updates, accessibility modifications, and kitchen remodeling. (Ongoing)
- San Mateo County administers a Rental Rehabilitation/Non-Profit Rehabilitation Program that issues low-interest loans to finance the rehabilitation of rental units, where the property-owner is required to maintain a minimum of 60% occupancy by low- or very-low income tenants. (Ongoing)
- San Mateo County administers a Single Family/Limited Emergency Rehabilitation Program that issues low-interest loans to finance the rehabilitation of single family, owner-occupied units. (Ongoing)
- The Rebuilding Together (formerly Christmas in April) program builds volunteer partnerships to rehabilitate homes of low-income, elderly and/or disabled people. Since 1990, over 36,800 Rebuilding Together volunteers have repaired 494 homes and 91 community facilities - worth an estimated \$13,625,000. (Ongoing)
- The State's Multifamily Housing Program assists in the development, rehabilitation, or preservation of rental housing for low-income families. Low-interest loans are issued for post-construction permanent financing. (Ongoing)
- The State's Downtown Rebound Program provides low-interest loans for adaptive reuse of vacant or underused industrial or commercial space into housing, residential infill, housing near mass transit stations, and other forms of downtown housing. (Ongoing)
- The U.S. Department of Housing and Urban Development administers the Section 203(k) program, which issues low-interest loans for the rehabilitation and repair of single family properties. Eligible improvements include structural alteration, modernization, reconditioning, and installation of well or septic system, roofing, flooring, and accessibility improvements. (Ongoing)
- The U.S. Department of Housing and Urban Development's HOME Investment Partnership Program provides grants (administered by San Mateo County) to fund construction or rehabilitation of affordable housing, or direct housing assistance to low-income families.
- The U.S. Department of Housing and Urban Development's Community Development Block Grant Program provides grants (administered by San Mateo County) to fund a wide range of housing and economic development projects intended to benefit low-income families.

Responsibility: Community Development Dept, Redevelopment Agency, City Council

Funding sources & funding amounts received (1999-2006):

The RDA worked with County on two rehabilitation projects in San Bruno. The RDA provided \$115,000 in loans and grants and the County provided \$210,000 in loans (CDBG funds).

<p>Has the program been successful?</p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> • The RDA entered into an agreement with the County to administer the Agency's rehabilitation program. • The Housing Resource Guide is available at the Planning Counter, and information about housing rehabilitation is available on the City's website. • The City refers inquiries about federal and state funding sources like CDBG or HOME to the County, which administers these programs. 	
<p>Do you recommend continuing the program?</p>	<p><input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful?</i></p> <p>Consolidate this list. Perhaps by source of funding- local, fed, state, county. Or by the entity that administers the funding. Should be more specific about who administers the programs.</p>
<p>Program 1-D:</p> <p>Continue to allow second units in R-1 and R-2 zones that were constructed prior to June 30, 1977 and that met the Uniform Building Code at time of construction. Develop informational handouts to inform residents how to legalize second units in R-1 and R-2 zones.</p> <ul style="list-style-type: none"> • The City will develop an informational handout on how to legalize second units (2003) • The City will inform property owners of second unit legalization by mailing the informational handout to all residents in the City's utility billings (2003). The handout will also be available at the Planning Department and Public Library (Ongoing). <p><i>Responsibility: Community Development Dept</i></p>		
<p>Has the program been successful?</p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> • The Planning Div. works with homeowners to legalize existing 2nd units and approve new 2nd units. • Informational handouts are available at the Planning counter and on the City website. • The City has been successful in legalizing 30 second units constructed prior to June 30, 1977, and has been able to accomplish life safety and building code upgrades (at homeowners' expense). 	
<p>Do you recommend continuing the program?</p>	<p><input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful?</i></p>
<p>Program 1-E:</p> <p>Periodically review and update Zoning Ordinance standards applicable to residential add-ons, to ensure that design standards are appropriate to existing neighborhood character.</p> <ul style="list-style-type: none"> • The City will continue to conduct an annual review of approved use permits with the Planning Commission. During this review, design standards for residential add-ons may be addressed. (Ongoing) <p><i>Responsibility: Community Development Dept, Planning Commission</i></p>		

San Bruno Housing Element
Appendix A: Detailed Program Accomplishments During Last Cycle

Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	Why or why not? <ul style="list-style-type: none"> The Planning Division is working with a consultant to prepare city-wide residential design guidelines with expected completion in 2009. Planning staff conducts annual review of use permits with the Planning Commission. 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	How would you change the program to make it more successful? After approval of residential design guidelines, Planning Division will prepare informational handouts, update the website with program information and the guidelines will be used as a basis for planning approvals. The guidelines will be integrated into the comprehensive zoning code update in 2009.
Program 1-F: Conserve and expand the City's supply of small residential lots, where compatible with surrounding neighborhood character. <ul style="list-style-type: none"> The City will continue zoning regulations that allow development of small, flexible parcels (e.g. zero lot-line) with a Planned Unit Permit during the Zoning Ordinance Update. (2005) The Municipal Code allows at least one (1) housing unit on any sub-standard parcel, given that it is at least 25 ft wide. (Ongoing) The Residential Conservation Areas preserve the small residential lots in the Redevelopment Area. (Ongoing) <p><i>Responsibility: Community Development Dept</i></p>		
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	Why or why not? <ul style="list-style-type: none"> The City approved five residential subdivisions with small lots – Marisol PUP (115 single family detached homes, 2003); Merimont PUP (70 single family detached homes, 2006); Skcrest PD (24 single family detached homes, 2005); Glenview Terrace PD (16 townhomes, 2005), Cedar Grove PUP (14 townhomes, 2008). The municipal code (12.92.040) authorizes the Community Development Director to grant approval for development of substandard lots. The director has approved two applications for development on nonconforming lots. 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	How would you change the program to make it more successful?

<p>Program 1-G:</p> <p>Publicize methods, both financial and programmatic, to assist homeowners in preventative maintenance, such as house painting.</p> <ul style="list-style-type: none"> • The City will study additional strategies and programs to assist homeowners in preventative maintenance. A comprehensive list of available resources will be prepared for marketing through the City's Resource Guide (Program 1-H), flyers, cable TV, newspaper, and the Focus newsletter. (2004) • Information about preventative maintenance will be uploaded onto the City's website. (2004) • The City provides North Peninsula Neighborhood Services Center (NPNSC) with a \$6,000 annual subsidy for home repair, painting, case management, emergency food and shelter, crisis intervention, and assistance with rent and utility bill payments to low-income homeowners. <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i></p>		
<p>Funding sources & funding amount (1999-2006):</p>	<p>NPNSC, a local non-profit based in South San Francisco, receives federal CDBG funds.</p>	
<p>Has the program been successful?</p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> • NPNSC has provided free emergency repairs to about 15 households per year in San Bruno. NPNSC subsidy was discontinued due to budget constraints. RDA housing set aside funds have increased, and the City is reconsidering funding NPNSC. • A series of informational handouts on home maintenance available at the Planning Counter and on City's website. 	
<p>Do you recommend continuing the program?</p> <p><input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful?</i></p> <p>Consolidate 1-G and I-H. The city is proposing to promote smaller repair and maintenance projects for the RDA rehab program. Currently, the program is administered by the County, which focuses primarily on larger projects. As a result only two projects have been completed.</p>	
<p>Program 1-H:</p> <p>Prepare a resource guide listing existing home maintenance and rehabilitation programs and whom to contact for more information.</p> <ul style="list-style-type: none"> • The City will maintain a Resource Guide listing home maintenance and rehabilitation programs and contact information. An initial draft of the Resource Guide was developed in 2001 and distributed to all households in the City. A revision of the Resource Guide will be distributed to all households upon completion. (2004) • Information about rehabilitation loans will be uploaded onto the City's website. (2004) <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i></p>		
<p>Funding sources & funding amount (1999-2006):</p>	<p>The RDA worked with County on two rehabilitation projects in San Bruno. The RDA provided \$120,000 in loans and grants and the County provided \$210,000 in loans (CDBG funds).</p>	

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Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> A Housing Resource Guide with information on home maintenance and rehabilitation programs is available at City Hall and on the City's website.	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> Possibly consolidate 1-G and I-H

Conservation and Improvement of Existing Housing (cont'd) Goal 2.0: Encourage rehabilitation of substandard residences.			
Program 2-A: Continue to participate in the County's Housing Rehabilitation Loan Program. Promote rehabilitation loans through brochures, cable TV, utility billing, Code enforcement referral, distribution of information to areas in need of rehabilitation, and community outreach programs. <ul style="list-style-type: none"> The City will promote rehabilitation loans through the Resource Guide (Program 1-H), cable TV, utility billings, Code enforcement referral, distribution to areas in need of rehabilitation, and community outreach programs. (Ongoing) Information about rehabilitation loans will be uploaded onto the City's website. (2004) <i>Responsibility: Community Development Dept, Redevelopment Agency</i>			
Funding sources & funding amount (1999-2006):	San Mateo County Residential Rehabilitation Program funds (\$210,00) and local Redevelopment funds (\$120,000).		
Number of units assisted (1999-2006):	Total: 2 (If Known) Moderate: Low: Very-Low: 2		
Quantified objective for # of units to assist (2007-2014):	Total: 20 (If Known) Moderate: Low: 15 Very-Low: 5		
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> The City entered in a contract with the San Mateo County Department of Housing to promote and implement housing rehabilitation. The City will work with the County to increase the number of homeowners assisted, since few projects have occurred under the current program. Information about rehabilitation loans is on the City's website. 		

Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> Work with the San Mateo Department of Housing to promote more small rehabilitation projects.
Program 2-B: Waive permit fees for housing rehabilitation achieved through the Community Development Block Grant (CDBG) program. <ul style="list-style-type: none"> • The City (Building Division) will continue to waive permit fees for housing rehabilitation conducted through CDBG, as well as through other San Mateo County or Redevelopment Agency programs. (Ongoing) • The Master Fee Schedule allows fees to be waived by City Council based on need. <i>Responsibility: Community Development Dept, Redevelopment Agency, City Council</i>		
Number of units assisted (1999-2006):	Total: 4; Moderate: 2; Low: 2; Very-Low: 4	
Quantified objective for # of units to assist (2007-2014):	Total: 20; Moderate: Low: 15 Very-Low: 5	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> • The program helps lower the cost for rehabilitation projects. • The City evaluates eligibility for fee waivers on a case-by-case basis and upon request, when the County or a non-profit housing provider applies for building permits. 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

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<p>Program 2-C: Continue Redevelopment Agency programs that provide technical and/or financial assistance to homeowners whose homes are currently not meeting health and safety standards.</p> <ul style="list-style-type: none"> • The City (Building Division) will continue to provide referrals to Redevelopment Agency and San Mateo County rehabilitation programs during Code enforcement. (Ongoing) • Informational handouts about Redevelopment Agency programs are also available at City Hall and the Senior Center. (Ongoing) • Twenty percent of the Redevelopment Area tax-increment is used for housing programs that promote affordable housing. These programs are administered by full-time City staff through the Community Development Dept. (Ongoing) • The Redevelopment Agency's Emergency Repair Program and Residential Rehabilitation Loan Program offers low-interest loans for the repair of owner-occupied, single family residences. Emergency repair loans up to \$10,000 and rehabilitation loans up to \$100,000 are offered for foundation and structural repair, termite damage, wiring and plumbing updates, accessibility modifications, and kitchen remodeling. (Ongoing) <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i></p>		
<p>Funding sources & funding amount (1999-2006):</p>	<p>Two loans were granted. RDA funds (\$120,000) and CDBG funds through the County Rehab program (\$210,000).</p>	
<p>Number of units assisted (1999-2006):</p>	<p>Total: 2; Moderate: ; Low: ; Very-Low: 2</p>	
<p>Quantified objective for # of units to assist (2007-2014):</p>	<p>Total: 20; Moderate: ; Low: 15; Very-Low: 5</p>	
<p>Has the program been successful?</p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> • The City contracts with the San Mateo County Department of Housing to promote and implement housing rehabilitation. • The Redevelopment Agency does not have housing staff to administer a rehabilitation program and therefore partners with the County in rehabilitation projects located in the Redevelopment Area. • The City's Website includes information on the Housing Rehabilitation Loan Program. 	
<p>Do you recommend continuing the program?</p> <p><input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful?</i> Continue to work with the County to undertake rehabilitation projects.</p>	

Program 2-D: Require replacement of any housing unit that is demolished within San Bruno. <ul style="list-style-type: none"> The City will amend the Municipal Code to require replacement of demolished units. The amendment will include an in-lieu fee schedule. (2004) <i>Responsibility: Community Development Dept, Redevelopment Agency</i>		
Number of units assisted (1999-2006):	NA	
Quantified objective for # of units to assist (2007-2014):	Total: 0; Moderate: ; Low: ; Very-Low:	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> All legal residential units that were demolished were replaced with new units. State law in the Redevelopment Area requires replacement of demolished units. The code was not amended to require replacement of housing units outside the redevelopment area and to create an in lieu fee schedule. 	
Do you recommend continuing the program? <input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful? Include a policy in the new Housing Element to require replacement of demolished units and follow RDA requirements.</i>	
Program 2-E: Support preservation and reuse of properties with historic character. Provide technical assistance to landowners in determining appropriate rehabilitation techniques. <ul style="list-style-type: none"> The City (Building Division) will continue to support preservation and rehabilitation of historic properties by providing referrals to the San Mateo County Historic Society. (Ongoing) A Historical Resources Survey was conducted in 2001 for the entire Redevelopment Area. The Residential Conservation Areas preserve the small residential lots in the Redevelopment Area. (2001) <i>Responsibility: Community Development Dept, Redevelopment Agency</i>		
Funding sources & funding amount (1999-2006):	No funding allocated for this program. Although projects in the Redevelopment Area could qualify for rehabilitation loans.	
Number of units assisted (1999-2006):	None	
Quantified objective for # of units to assist (2007-2014):	Total: (If Known) Moderate: Low: Very-Low:	

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Has the program been successful? <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral	Why or why not? <ul style="list-style-type: none"> Planning staff utilizes outside historic consultants as necessary for reviewing planning applications. Redevelopment Rehabilitation Program funds can be used to assist with preservation. New Residential Design Guidelines will address review of potentially historic properties. The General Plan update includes the following new policy: Rehabilitation, renovation, or reuse of historic resources will be implemented in coordination with the standards of the Secretary of the Interior and the Office of Historic Preservation". The City also utilizes the CEQA process to promote preservations. Two examples- improvements to home at 217 Mastick, and commercial building with apartment unit at 200 W San Bruno Ave. 	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	How would you change the program to make it more successful? <ul style="list-style-type: none"> In the first bullet, remove the phrase- "...by providing referrals to...". The City takes into consideration the historic character of a residential property during the planning process, such as for a use permit or variance. Refer to new General Plan policy (see above)
Program 2-F: Consider allowing improvement and expansion of existing non-conforming residential uses, if compatible with adjacent uses. <ul style="list-style-type: none"> The City will clarify expansion of non-conforming uses in the Zoning Ordinance Update. (2005) <i>Responsibility: Community Development Dept, Redevelopment Agency</i>		
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	Why or why not? <ul style="list-style-type: none"> The City allows expansion of nonconforming structures but not uses. The City allows replacement of existing non-conforming uses, like for like, through the use permit process, but not expansion of the use. The City has approved alterations of non-conforming uses on a case-by-case basis, for example, a recent non-conforming 6-room boarding house was approved for a new kitchen. The City will update the Zoning Ordinance in 2009. The City has not received any applications for expansion of non-conforming residential uses, and would likely not approve expansion of the use, e.g., expansion of a use that does not meet parking requirements. 	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	How would you change the program to make it more successful? Consider removing the word "expansion" from the program.

<p>Program 2-G: Provide information on local lead-based paint abatement programs to ensure safe and healthy living environments for all residents.</p> <ul style="list-style-type: none"> The City will prepare an informational handout on local lead-based paint abatement programs. The handout will be available at City Hall and the public library. (2004) <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i></p>		
<p>Has the program been successful?</p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> A remodeling/repainting lead paint informational flyer is available at the Community Development Dept, and is provided to all applicants to the residential rehabilitation program. 	
<p>Do you recommend continuing the program?</p> <p><input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful? Provide information on lead-based paint abatement to homeowners applying for building permits to make home improvement.</i></p>	

Conservation and Improvement of Existing Housing (cont'd)

Goal 3.0: *Encourage energy conservation measures, particularly those which would also contribute to noise reduction in residential areas, while maintaining the affordability of housing units.*

Program 3-A:

Continue to publicize and encourage energy conservation programs, including weatherization programs. Also publicize grants from the State and federal government which are available for local conservation.

- Informational handouts about energy conservation programs are available at City Hall, and are intermittently included in utility billings. (Ongoing).
- The City will upload information about energy conservation programs onto the City's website. (2003)

Responsibility: Community Development Dept

<p>Funding sources & funding amount (1999-2006):</p>	<p>[any information on grants distributed or received?]</p>	
<p>Has the program been successful?</p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <p>The city requires all new residential and commercial projects (additions, new residence, etc.) to complete sustainable buildings checklist which includes information on energy conservation.</p>	
<p>Do you recommend continuing the program?</p> <p><input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful? Add links to PG&E website</i></p>	

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Program 3-B: Continue to seek funds from the Federal Aviation Administration (FAA) and the City/County of San Francisco in order to insulate homes adversely affected by noise from San Francisco International Airport. <ul style="list-style-type: none"> • The City will continue to seek funds through the Federal Aviation Administration's Aircraft Noise Insulation Program. (Ongoing) • The City is a member of the Airport Community Roundtable, which addresses insulation issues. (Ongoing) <i>Responsibility: Community Development Dept</i>		
Funding sources & funding amount (1999-2006):	Between 1986 and 2008, the City participated in an Aircraft Noise Insulation Program to sound insulated homes, churches and schools against aircraft noise generated from San Francisco International Airport (SFO). The program was funded by the Federal Aviation Administration (FAA) and SFO. The City sound insulated 3,000 single & multi-family residences, 2 churches and 1 school. Total Project Costs were \$83.7 million (\$71.25 million construction costs and \$12.45 million soft costs). Soft costs included program management, architectural, electrical and acoustical engineering, hazardous materials specialists and administrative. The total estimated budget was \$100.4 million. The cost savings was \$16.7 million.	
Number of units insulated (1999-2006):	Total: 3,000 (If Known) Moderate: Low: Very-Low:	
Quantified objective for # of units to insulate (2007-2014):	Total: 0 (If Known) Moderate: Low: Very-Low:	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> • The Noise Insulation Program has entered its last phase. • Since 1983, the FAA and the City and County of San Francisco Airports Commission, the owner and operator of SFO, have jointly funded local aircraft noise insulation projects in communities near the airport • The Aircraft Noise Insulation Program includes all noise-impacted dwelling units within the 65 CNEL noise contour. To date, about 3,000 homes in San Bruno have benefited from this program. 	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> The new General Plan includes policies addressing this issue, including-encourage SFO Airport authorities to undertake noise abatement and mitigation programs that are based not only on the airport's noise contour maps, but that consider other factors such as the frequency of over-flights, altitude of aircraft, and hours of operation.

Program 3-C: Encourage adoption of noise insulation standards by San Francisco International Airport to mitigate impacts from airplane backblast, and expand the CNEL threshold level for insulation from 65 CNEL to 60 CNEL. <ul style="list-style-type: none"> The City will continue membership with the Airport Community Roundtable, which addresses insulation issues. (Ongoing) <i>Responsibility: Community Development Dept</i>		
Funding sources & funding amount (1999-2006):		
Has the program been successful?	<input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <i>See program 3-B</i>
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful? Combine Program 3-B and 3-C.</i>
Program 3-D: Enforce adopted guidelines to encourage drought-resistant landscaping. <ul style="list-style-type: none"> The City (Parks Division) will continue review of all landscape plans for consistency with the adopted ordinance. (Ongoing) <i>Responsibility: Community Development Dept, Public Works Dept</i>		
Funding sources & funding amount (1999-2006):		
Has the program been successful?	<i>Why or why not?</i> <ul style="list-style-type: none"> A Development Review Team comprised of representatives divisions that are involved in facilitating new development, including Parks, meets once every two weeks to review new projects. Installation of drought resistant landscaping in encouraged during planning review and approval process. 	
<input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral		
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>
Program 3-E: Continue to allow minor variations in building setback and/or solar orientation during architectural review to increase energy efficiency of new housing units. <ul style="list-style-type: none"> The City (Planning Division) will support the Planning Commission in granting variances for sub-standard lots and/or solar orientation during project review. (Ongoing) <i>Responsibility: Community Development Dept, Planning Commission</i>		

San Bruno Housing Element
Appendix A: Detailed Program Accomplishments During Last Cycle

Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	Why or why not? <ul style="list-style-type: none"> • 47 variances granted between 1999 and 2006. • 5 residential developments (239 units) requiring PD or PUP with smaller lots and reduced setbacks were approved: (Marisol 115 units, Merimont- 70 units, Cedar Grove- 14 units, Skycrest- 24 units, Glenview- 16 units). 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	How would you change the program to make it more successful?

Balance of Housing Types and Affordability

Goal 4.0: Provide for a community-wide balance of various residential uses by type, tenure, value and location.

Program 4-A:

Redesignate appropriate sites from industrial and/or commercial to residential as part of the General Plan Update in 2003.

- The City will adopt changes in land use designations during the upcoming General Plan Update (2003) and consequent Zoning Ordinance Update (2005).
- During revision and adoption of the General Plan Update, the City will consider appropriate vacant and underutilized sites within the City limits for potential redesignation for housing or mixed-use development. Sites for consideration are shown in Figure 7.1-1, as considered during a joint City Council, Planning Commission, and General Plan Update Committee meeting in October 2002.

Responsibility: Community Development Dept

Funding sources & funding amount (1999-2006):

Has the program been successful?

- ☒ Successful
☐ Unsuccessful
☐ Neutral

Why or why not?

- General Plan update was adopted in April 2009 with new Transit Oriented Development and Multi-Use land use designations, allowing a mix of residential and commercial uses, which replace the former Commercial and Industrial/Auto-Related uses. The new land use allows high density residential development. The General Plan therefore has a potentially high impact on public transportation ridership and the Multimodal Transportation Corridor Plan.
- The Zoning Ordinance will be updated to reflect the new GP land uses in 2009.
- The City approved General Plan and Zoning amendments to allow residential uses at three sites: 1) Navy Site Specific Plan (2002) changed government land use to high density residential and mixed-use allowing 1,063 housing units, 2) a two commercially zoned sites (Skycrest and Glenview) were rezoned from commercial to medium density residential.
- Existing land use designations were sufficient to plan for RHNA-3 requirement (378 units).

Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> Transit Corridors Plan and updated zoning code should reflect the new General Plan land uses.
Program 4-B: Regulate condominiums, stock cooperatives, and community apartments to ensure the availability of rentals and choice within the housing supply. Evaluate each condominium, stock cooperative, and community apartment project on its own merits. <ul style="list-style-type: none"> • The City will revise regulations addressing condominium conversions during the Zoning Ordinance Update. (2005) • Review of condominiums, stock cooperatives, and community apartments is triggered by new development or conversion proposals. (Ongoing) <i>Responsibility: Community Development Dept</i>		
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> • The Zoning Ordinance will be updated to reflect the new GP land uses in 2009. • There were no applications for condominium conversions between 1999 and 2007. • A condominium project (350 units) is under construction at the Crossing, and 48 unit condominium project was approved in the downtown in January 2009. 	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> <ul style="list-style-type: none"> • Residents of existing apartments proposed for condominium conversion should have first opportunity to buy. • In some cities, condominium conversions trigger 15% Inclusionary requirements. Consider this option.
Program 4-C: Permit manufactured housing on permanent foundation systems on all single family zones, so long as the unit is no more than ten years old on the date of application and meets federal and local standards specified in Government Code Section 65852.3. <ul style="list-style-type: none"> • The City will ensure that no special restrictions on manufactured housing are included in the Zoning Ordinance Update. (2005) • No architectural review of proposed development is required if project adheres to all applicable R-1 zoning standards. (Ongoing) <i>Responsibility: Community Development Dept</i>		
Funding sources & funding amount (1999-2006):		

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Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	Why or why not? <ul style="list-style-type: none"> The Zoning Ordinance will be updated to reflect the new GP land uses in 2009. There have been no applications for manufactured housing between 1999 and 2007. One manufactured housing was approved in 2008. 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>
Program 4-D: Ensure that the design, scale, and buffering of new housing retains existing neighborhood character. <ul style="list-style-type: none"> Should a project not comply with all applicable zoning standards, the City will assess housing design during the architectural review process. (Ongoing) <i>Responsibility: Community Development Dept</i>		
Funding sources & funding amount (1999-2006):		
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	Why or why not? <ul style="list-style-type: none"> Housing design is assessed during the discretionary review process on a project-by-project basis by the Architectural Review Committee and Planning Commission, to ensure compatibility with the neighborhood. The majority of projects modify design during the planning approval process to be compatible. The City is in the process of developing Residential Design Guidelines to facilitate review architectural review. 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>
Program 4-E: Maintain consistency between the City's Housing Element, General Plan Update, and Zoning Ordinance through adoption of appropriate amendments. <ul style="list-style-type: none"> The City (Planning Division) will ensure consistency between the Housing Element, General Plan Update (2003), and Zoning Ordinance Update (2005). <i>Responsibility: Community Development Dept</i>		
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	Why or why not? <ul style="list-style-type: none"> The General Plan Update was adopted in April 2009 The zoning code will be updated to be consistent with the General Plan in 2009. 	

Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>
<p>Program 4-F: During annual review of the General Plan, monitor and evaluate housing program performance.</p> <ul style="list-style-type: none"> The City (Planning Division) will annually review and evaluate implementation of housing programs. This can be facilitated through the draft annual performance report provided by the California Department of Housing and Community Development. (Ongoing) <p><i>Responsibility: Community Development Dept</i></p>		
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> The Planning Division conducts an annual review of the General Plan, including implementation of housing programs. 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

Balance of Housing Types and Affordability (cont'd)

Goal 5.0: *Ensure the continued availability of affordable housing for very-low, low- and moderate-income persons, seniors, disabled, female-headed households, large families, and other special needs groups.*

Program 5-A:

Require new residential developments with 10 or more housing units to provide a minimum of 15 percent of total housing units affordable to very-low, low-, and moderate-income households through construction, donation of land, and/or payment of in-lieu fees.

- The City will amend the Municipal Code with inclusionary housing standards. The amendment will include an in-lieu fee schedule. (2003)
- A 15 percent affordable housing requirement currently applies to residential development within the Redevelopment Area (Program 5-E).

Responsibility: Community Development Dept, Redevelopment Agency

Funding sources & funding amount (1999-2006):	<ul style="list-style-type: none"> The BMR ordinance includes an in-lieu fee of \$38,700 for rental units and \$39,450 for ownership units. Approximately \$1.5 million in in-lieu fees have been collected through November 2008 from two projects- 12 units at Skycrest (12 units remaining) and 35 units at Merimont (35 units remaining).
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San Bruno Housing Element
Appendix A: Detailed Program Accomplishments During Last Cycle

Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	Why or why not? <ul style="list-style-type: none"> • The City negotiated affordable housing in-lieu fees for four housing developments based on this Program 5-A, prior to adoption of the BMR ordinance. • The City adopted a Below Market Rate Housing Ordinance, including an in-lieu fee, in November 2008. • Research, writing and public review of the ordinance occurred through 2007 and 2008. 	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	How would you change the program to make it more successful? Emphasize effective implementation of BMR ordinance. Provide information about the ordinance through a handout and publicize on the City website.
Program 5-B: Offer a density bonus of at least 25 percent or financial incentives to residential developments providing 10 percent of total housing units for very-low income households, 20 percent of total units for low-income households, 50 percent of total units for seniors, OR 20 percent of total condominium units for moderate-income households. <ul style="list-style-type: none"> • The City will include provisions for density bonuses for residential developments in the Zoning Ordinance Update. (2005) • The City meets State requirements (California Government Code 65915) for provision of density bonuses. <i>Responsibility: Community Development Dept</i>		
Funding sources & funding amount (1999-2006):	None	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	Why or why not? <ul style="list-style-type: none"> • This program was used in granting a density bonus in a mixed-use project (6 bonus units) in January 2009. • The City hired an outside counsel to assist in drafting a density bonus regulation within the Zoning Code, to be completed in 2009. The new rules would provide for density bonuses up to 35% and incentives, based on SB 1818. • The City considers applications for density bonus on a case-by-case basis. There were no applications for density bonuses between 2003-2007. 	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	How would you change the program to make it more successful? Modify description to reflect current density bonus law (35%). Include potential concessions and density bonus parking standards.

Program 5-C: Offer financial incentives for condominium conversions which include at least 20 percent low- or moderate-income units or at least 15 percent very-low income units. <ul style="list-style-type: none"> The City will revise regulations to offer financial incentives for lower-income condominium conversions during the Zoning Ordinance Update. (2005) <i>Responsibility: Community Development Dept, Redevelopment Agency</i>		
Funding sources & funding amount (1999-2006):	None	
Has the program been successful? <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> There were no applications for condominium conversions between 2003-2008. The Zoning Ordinance Update will occur in 2009. 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> Possibly tie to BMR ordinance. Some BMR ordinances include condo conversions in Inclusionary requirements.
Program 5-D: Waive building and planning fees for non-profit developers of projects specifically affordable to very-low, low-, and moderate-income households. <ul style="list-style-type: none"> The City (Building Division) will continue to waive fees for non-profit developers. (Ongoing) The City granted fee waivers for affordable housing development at The Crossing (U.S. Navy Site). The Redevelopment Agency committed \$420,000 in Low-Moderate Income Housing Funds to waive building fees for 60 very-low income units. (2002) <i>Responsibility: Community Development Dept</i>		
Funding sources & funding amount (1999-2006):	<ul style="list-style-type: none"> RDA Low-Moderate Income Housing tax increment \$420,000 for 60 very-low income units (2003) at Archstone I; \$90,000 for 37 very-low income units (2005) at Archstone II; \$--- for 228 affordable units at the Village Senior apartments. 	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> The City waived building permit fees for affordable units at Phase 2 of The Crossing: 37 affordable units (2005), and approximately 50% of fees for the 228 affordable units at the Village senior apartments (2005)	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> Remove reference to the Crossing, last phase under construction (no affordable units)

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Program 5-E: Continue to administer Redevelopment Project Area requirements for development of 15 percent affordable housing. <ul style="list-style-type: none"> The City will continue to administer a 15 percent affordable housing requirement within the Redevelopment Project Area. (Ongoing) <i>Responsibility: Redevelopment Agency</i>		
Funding sources & funding amount (1999-2006):	<ul style="list-style-type: none"> RDA Low-Moderate Income Housing tax increment 	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> Created over 300 affordable units at the Crossing. (Archstone I- 60, Archstone II- 37, Village 228) The City is collecting in-lieu fees (Skycrest, Glenview Terrace) to allow funding of required units off site for two developments in the RDA. 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>
Program 5-F: Require maintenance of subsidized housing units as affordable to very-low, low-, and moderate-income households for a period of at least 30 years from date of occupancy. <ul style="list-style-type: none"> The City will negotiate 30-year occupancy for low-income households in future development agreements. (Ongoing) The Owner Participation Agreement for The Crossing (U.S. Navy Site) maintains affordability of 60 very-low income housing units for 55 years. (2002) <i>Responsibility: Community Development Dept, Redevelopment Agency</i>		
Funding sources & funding amount (1999-2006):		
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> The Owner Participation Agreement for affordable units at the Crossing with restrictions for 55 years (Archstone I- 60, Archstone II- 37, Village- 105) Village at the crossing also includes 123 affordable units with restrictions for 30 years. The City's new Inclusionary Ordinance requires affordable rental units to remain affordable for 55 years and for-sale units for 45 years. 	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> Change to 45 year for for-sale housing and 55 years for rental housing.

<p>Program 5-G:</p> <p>Prepare an Owner Participation Agreement each time the City commits to subsidizing construction, rehabilitation, or rental costs for an affordable housing project.</p> <ul style="list-style-type: none"> The City will prepare an Owner Participation Agreement (on a project-by-project basis) to ensure that proposed financing resources are dedicated to the construction, rehabilitation, or rental costs of affordable housing projects. (Ongoing) An Owner Participation Agreement was prepared and adopted for the 60 affordable housing units reserved for very-low income families on the U.S. Navy Site. The Redevelopment Agency has committed tax increment set-aside funds to subsidize these units, including a waiver of \$420,000 in building permit fees and an annual subsidy of \$300,000. (2002) <p><i>Responsibility: Community Development Dept, Redevelopment Agency, City Council</i></p>		
Funding sources & funding amount (1999-2006):	RDA Low Moderate Income Housing Fund	
Number of units assisted (1999-2006):	<p>Total: 97</p> <p>(If Known) Moderate: Low: Very-Low: 97</p>	
Quantified objective for # of units to assist (2007-2014):	<p>Total:</p> <p>(If Known) Moderate: Low: Very-Low:</p>	
<p>Has the program been successful?</p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> Owner Participation Agreements was adopted for affordable units for Archstone II at the Crossing, 37 very-low income units with restrictions for 55 years (2005). The RDA provides subsidies, including a waiver of \$80,000 in building permit fees and an annual subsidy of \$370,000. Affordable Housing Agreement (2006) for the Village Senior Apartments at the Crossing to maintain 105 units affordable to low- and moderate-income seniors for 55 years. (100% of the units are affordable to seniors with incomes between 30% and 60% of median for 30 years.) The project received no Agency assistance. 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

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Appendix A: Detailed Program Accomplishments During Last Cycle

<p>Program 5-H:</p> <p>Encourage diversity in unit size to ensure that 3- and 4-bedroom affordable rental housing units are provided for large families (excepting senior housing projects). Require provision of 3-bedroom units in Phase 2 of The Crossing (U.S. Navy Site) development.</p> <ul style="list-style-type: none"> The City will negotiate development of large (3- and 4-bedroom) units in future development agreements. The City may provide such incentives as fee waivers, parking reductions, etc. (Ongoing) The City and developer (Martin/Regis San Bruno Associates) will include 3-bedroom units in the Owner Participation Agreement for Phase 2 of The Crossing (U.S. Navy Site), and will provide the same proportion of affordable 3-bedroom units as total affordable units. (2003) <p><i>Responsibility: Community Development Dept, Planning Commission</i></p>		
<p>Funding sources & funding amount (1999-2006):</p>	<p>RDA Low-Moderate Income Housing Fund</p>	
<p>Number of units assisted (1999-2006):</p>	<p>Total:</p> <p>(If Known) Moderate: Low: Very-Low:</p>	
<p>Quantified objective for # of units to assist (2007-2014):</p>	<p>Total:</p> <p>(If Known) Moderate: Low: Very-Low:</p>	
<p>Has the program been successful?</p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <p>Owner Participation Agreement for Archstone II affordable units provides the same proportion of affordable 3-bedroom units as total affordable units (2005). Completed in 2007.</p>	
<p>Do you recommend continuing the program?</p>	<p><input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful?</i></p>
<p>Program 5-I:</p> <p>Expedite permit review and waive planning, building and license fees on projects providing housing affordable to very-low, low-, and moderate-income households, seniors, and persons with disabilities.</p> <ul style="list-style-type: none"> The City will negotiate permit review and fee waivers in future development agreements. (Ongoing) The City Council expedited review and approval of building permits for Phase 1 of The Crossing (U.S. Navy Site), which contains 300 high-density multifamily units. The Redevelopment Agency has committed tax increment set-aside funds to subsidize 60 very-low income units (of the total 300 units), including a waiver of \$420,000 in building permit fees and an annual subsidy of \$300,000. (2002) The City also granted fee waivers for affordable housing development at The Crossing (U.S. Navy Site). The Redevelopment Agency committed \$420,000 in Low-Moderate Income Housing Funds to waive building fees for 60 very low-income units. (2002) <p><i>Responsibility: Community Development Dept, Redevelopment Agency, City Council</i></p>		

Funding sources & funding amount (1999-2006):	RDA Low Moderate Income Housing Fund	
Number of units assisted (1999-2006):	Total: 1,063 expedited; fees reduced or waived for 265 affordable units Moderate: Low: Very-Low: 97	
Quantified objective for # of units to assist (2007-2014):	Not known at this time. Will determine in 2009 during preparation of next Redevelopment 5-Year Implementation Plan (20010-2014)	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> • Provided incentives for production of affordable unit. • The City has expedited review and approval of building permits for a total of 1,063 housing units in four projects at The Crossing. (2002-2006) • See 5-D. 	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful? Consider combining 5-D and 5-I</i>
Program 5-J: Modify development regulations in specific zoning districts to encourage housing affordable to very-low, low-, and moderate-income households. Encourage smaller projects with fewer amenities to reduce construction costs. <ul style="list-style-type: none"> • The City will study zoning districts appropriate for development of affordable housing, such as the Medium Density (R-3), High Density (R-4), Central Business District (CBD), or new transit-oriented development zone. The City will modify development regulations during the Zoning Ordinance Update. (2005) • The City Council is currently considering “transit-oriented development” zoning districts for the BART, Caltrain, and SamTrans transit areas. (2003) <i>Responsibility: Community Development Dept</i>		
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> • The General Plan Update adopted April 2009 includes a new land use classification for Transit Oriented Development and Multi-Use Residential Focus along El Camino Real, which will encourage affordable housing. • The Zoning Code will be updated to be consistent with the GP new land uses in 2009. • The City amended the zoning ordinance to allow loft units in commercial zones in 2005. • The City is undertaking a Downtown and Transit Corridors Specific Plan that will incorporate the TOD uses in the GPU. 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

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Program 5-K: Continue to make information regarding home equity conversion programs available to elderly homeowners through the Senior Center. <ul style="list-style-type: none"> The City will upload information about home equity conversion programs onto the City's website. (2003) Information about home equity conversion programs is available at the Senior Center. (Ongoing) <i>Responsibility: Community Development Dept, Redevelopment Agency</i>		
Funding sources & funding amount (1999-2006):	RDA Low-Mod Housing Fund: \$5,000 in 2002-03, \$25,000 in 2004, \$30,000 in 2005, 06, 07, and 08.	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> The RDA provides annual assistance to HIP Housing which provides information on home equity conversion elderly residents in San Bruno.	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>
Program 5-L: Revise Ordinance 1421 regarding second unit allowances to ensure consistency with the California Government Code under AB 1866. <ul style="list-style-type: none"> The City will revise Ordinance 1421 consistent with the California Government Code under AB 1866. (2003) The City will inform property owners of Ordinance 1421 revisions through an informational handout in the City's utility billings. (2003) <i>Responsibility: Community Development Dept</i>		
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> The City adopted a 2nd unit ordinance in 2003 per AB 1866. 30 second units were legalized or approved since 1997. The City informs property owners about the Ordinance through an informational handout and through the City's website. 	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input checked="" type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful? Combine 5L and M?</i>

Program 5-M:

Prepare and adopt a Second Unit Ordinance to permit second units by-right on appropriate residential sites within the City.

- The City will prepare and adopt a Second Unit Ordinance consistent with the California Government Code under AB 1866. (2003)
- The City will inform property owners of the Second Unit Ordinance through an informational handout in the City's utility billings. (2003)

Responsibility: Community Development Dept

Has the program been successful?

- ☒ Successful
☐ Unsuccessful
☐ Neutral

Why or why not?
 See 5-L

Do you recommend continuing the program?

- ☐ Keep Program
☐ Eliminate Program
☒ Modify Program

How would you change the program to make it more successful? Combine 5L and M. Could change to- encourage second units in new single family development to accommodate multigenerational housing.

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Appendix A: Detailed Program Accomplishments During Last Cycle

Balance of Housing Types and Affordability (cont'd)

Goal 6.0: **Encourage a wide variety of construction and financing techniques to achieve affordable housing.**

Program 6-A:

Publicize the various financing strategies for development and expansion of affordable housing.

- The City will study and publicize available financing strategies (see descriptions below) for the development of affordable housing. The City will inform property-owners and local non-profit and institutional groups of available resources through brochures, flyers in utility billings, cable TV, newspapers, and the City's Focus newsletter. (Ongoing)
- The Redevelopment Agency's *tax increment set-aside* is distributed through the Low and Moderate Income Housing Fund (LMIHF). The LMIHF provides funding for the City's Residential Rehabilitation Loan Program, the Home Ownership Program, and rental assistance for 60 very-low income units at The Crossings (U.S. Navy site).
- The Redevelopment Agency may also issue *tax allocation bonds*, which bond tax increment monies to generate up-front construction costs.
- The California Housing Finance Agency (CHFA) provides low-interest mortgage loans through the sale of *mortgage revenue bonds*. Proceeds from the bonds are used to finance purchase or rehabilitation of single family, owner-occupied homes for low- and very-low income families.
- *Federal and State tax credits* are issued by the Tax Credit Allocation Committee to rental housing developments that reserve housing units at rents affordable to very-low income families for a minimum of 55 years. Rental housing developers sell the tax credits to investors for their present market value (approx. 70 cents per dollar) to provide up-front capital to build or rehabilitate the affordable units.
- San Mateo County administers a program which translates revenue bond allotments from the state into *mortgage credit certificates*. These credit certificates are issued to eligible first-time homebuyers for a reduction in federal income tax owed.
- The U.S. Department of Housing and Urban Development's HOME Investment Partnership Program provides grants (administered by San Mateo County) to fund construction or rehabilitation of affordable housing, or direct housing assistance to low-income families.
- The U.S. Department of Housing and Urban Development's Community Development Block Grant Program provides grants (administered by San Mateo County) to fund a wide range of housing and economic development projects intended to benefit low-income families.

Responsibility: Community Development Dept, Redevelopment Agency

Has the program been successful?

- ☒ Successful
☐ Unsuccessful
☐ Neutral

Why or why not?

- Need to do a better job of publicizing this information.
- The RDA funds the Residential Rehabilitation Loan Program and rental assistance for 97 very-low income units at The Crossings.
- The City became a member of the San Mateo County Housing Endowment and Regional Trust (HEART) in 2005. HEART has invested \$1.7 million to help subsidize affordable units in the Village at the Crossing senior apartment project.
- The City informs property owners, developers, and non-profits about funding sources available for development of affordable housing.
- City is developing an affordable housing strategy that will include identifying and publicizing funding sources.

Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> Draft affordable housing strategy to include identifying and publicizing funding sources.
Program 6-B: Continue to participate in San Mateo County Housing Authority's Section 8 Housing Choices Voucher program and encourage new housing developers to accept vouchers. <ul style="list-style-type: none"> The City will encourage participation in the Section 8 Housing Choices Voucher program during preparation of future development agreements/affordable housing programs. (Ongoing) <i>Responsibility: Community Development Dept, Redevelopment Agency</i>		
Funding sources & funding amount (1999-2006):		
Has the program been successful? <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> The City participates in the Section 8 voucher program. Most recent Section 8 list established in 2008. There have been no new developments where section 8 would be appropriate (e.g. crossing already affordable at 50% of area median income) 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>
Program 6-C: Preserve the 62 very-low and low-income assisted housing units at TreeTops Apartments throughout the Housing Element timeframe. <ul style="list-style-type: none"> The City will proactively support preservation of the assisted housing units (Section 8 Housing Choices Voucher program) in the TreeTops Apartments through 2015. (Ongoing) <i>Responsibility: Community Development Dept</i>		
Funding sources & funding amount (1999-2006):		
Has the program been successful? <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral	<i>Why or why not?</i> The City approved an application to redevelop the TreeTops Apartments, increasing the total number of units from 308 to 510. The approval includes preservation of 62 assisted housing units through 2017. After 2017, 15% of the 202 additional units (30 units) will be restricted to low-income households through 2038.	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> Consider providing incentives to increase the number of affordable units and lengthen the affordability to 55 years.

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Program 6-D:

Annually reconcile the number of assisted housing units reported in San Bruno with the actual number of housing units occupied by very-low and low-income families through San Mateo County Housing Authority's Section 8 Housing Choices Voucher program. Ensure a "good faith effort" by participatory apartment owners to advertise available housing units.

- The City will annually review the number of assisted housing units occupied by low-income families in San Bruno. If the total number of assisted housing units is not achieved, participatory apartment complexes will be contacted to ensure that they are being listed on the Section 8 Housing Choices Voucher vacancy list. (Ongoing)

Responsibility: Community Development Dept, Redevelopment Agency

Funding sources & funding amount (1999-2006):

Has the program been successful?

- ☐ Successful
☐ Unsuccessful
☒ Neutral

Why or why not?

- Need to do a better job of monitoring and publicizing availability for potential Section 8 tenants.
- City staff reviews the County's annual report on assisted rental/owner housing and provides feedback.

Do you recommend continuing the program?

- ☒ Keep Program
☐ Eliminate Program
☐ Modify Program

How would you change the program to make it more successful?

Program 6-E:

Continue to participate in San Mateo County's Mortgage Credit Certificate (MCC) program for first-time homebuyers. Advertise availability of the program.

- The City will continue to make informational handouts about first-time homebuyer programs available at City Hall and the Senior Center. (Ongoing)
- Seminars are conducted by a local realtor (Marshall Realty) to inform first-time homebuyers of financing options. Informational seminars are also offered by the California Dream Alliance (a non-profit organization) in English and Spanish. (Ongoing)

Responsibility: Community Development Dept, Redevelopment Agency

Funding sources & funding amount (1999-2006):

Has the program been successful?

- ☒ Successful
☐ Unsuccessful
☐ Neutral

Why or why not?

Seminars have been conducted from time to time by a local real estate agent and First Home Inc., and are popular.

Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> City staff needs to monitor more closely.
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Balance of Housing Types and Affordability (cont'd)

Goal 7.0: Support expansion of programs providing housing information, counseling, referrals, dispute resolution, and/or emergency shelter.

Program 7-A:

Amend the City's non-discrimination housing policies to conform to State and federal fair housing and discrimination laws. Inform realtors, builders, city staff and the community at large of the policies.

- The City will upload information about fair housing services onto the City's website. (2003)
- The City will continue to make informational handouts about fair housing services available at City Hall and the Senior Center. (Ongoing)

Responsibility: Community Development Dept, Redevelopment Agency

Funding sources & funding amount (1999-2006):	None	
Has the program been successful? <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> • The City complies with applicable fair housing and non-discrimination laws. • The municipal code, available on the City website, includes a provision prohibiting housing discrimination in condominiums. (12.88.080) 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> Include non-discrimination housing policy in the next Housing Element.

Program 7-B:

Cooperate with and support organizations providing housing information, counseling, and referral services, and handling complaints of housing discrimination.

- The City (Building Division) will continue to provide referrals to fair housing services during Code enforcement. (Ongoing)
- The City Council will continue to appropriate monies for support of various organizations during annual budget review. (Ongoing)
- The City provides North Peninsula Neighborhood Services Center (NPNSC) with a \$6,000 annual subsidy for home repair, painting, case management, emergency food and shelter, crisis intervention, and assistance with rent and utility bill payments to low-income homeowners. (Ongoing)

Responsibility: Community Development Dept, Redevelopment Agency, City Council

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Funding sources & funding amount (1999-2006):	<ul style="list-style-type: none"> • RDA Low-Mod funds to HIP Housing (see 5-K) • RDA Low-Mod funds (\$7,500) to Shelter Network funds, used for homeless shelters 	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> • The City provides financial assistance to support HIP Housing, Shelter Network, and Peninsula Conflict Resolution Center. • Funding for North Peninsula Neighborhood Services Center was discontinued in 2003 due to budget constraints 	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> Consider refunding NPNSC with RDA funds.
Program 7-C: Support shared housing programs and promote such programs through the Senior Center and other local agencies. Consider contributing funds to shared housing programs. <ul style="list-style-type: none"> • The City Council will continue to appropriate monies for support of various organizations during annual budget review. (Ongoing) • The City currently supports the Housing Investment Partnership program, which coordinates shared housing. (Ongoing) <i>Responsibility: Community Development Dept, Redevelopment Agency, City Council</i>		
Funding sources & funding amount (1999-2006):	See Program 5-K.	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> • HIP Housing arranges shared housing in San Bruno by matching people who need affordable housing with people who have a home but need someone to help the pay the rent, take care of the property, or provide other kinds of assistance in exchange for sharing the home. • HIP matches between 10 and 20 residents per year in shared housing arrangements in San Bruno. 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

Program 7-D: Assist homeless providers in seeking Community Development Block Grant (CDBG) money to support local homeless programs. <ul style="list-style-type: none"> • The City will continue to seek CDBG monies to support the regional homeless shelter. (Ongoing) • The City Council has an Ad Hoc Committee on Homeless to address homeless issues. (Ongoing) <i>Responsibility: Community Development Dept</i>		
Funding sources & funding amount (1999-2006):		See Program 7-B.
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral		<i>Why or why not?</i> <ul style="list-style-type: none"> • The RDA provides assistance to Shelter Network to provide housing and services for homeless children and adults. • CDBG funds are administered through the County, since San Bruno is not an entitlement city. The City works with and supports county efforts to support the regional homeless shelter.
Do you recommend continuing the program?		<div style="display: flex; align-items: flex-start;"> <div style="flex: 1;"> <input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program </div> <div style="flex: 2; padding-left: 10px;"> <i>How would you change the program to make it more successful? Identify sites for homeless shelter pursuant to SB-2</i> </div> </div>
Program 7-E: Continue to work with other cities in San Mateo County to address the needs of the homeless. <ul style="list-style-type: none"> • The City will continue to seek CDBG monies to support the regional homeless shelter. (Ongoing) • The City Council has an Ad Hoc Committee on Homeless to address homeless issues. (Ongoing) • North County Homeless Shelter was opened in 2000 on SamTrans property as a joint effort of north-county cities and San Mateo County. (2000) <i>Responsibility: Community Development Dept</i>		
Funding sources & funding amount (1999-2006):		None
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral		<i>Why or why not?</i> <ul style="list-style-type: none"> • The RDA provides assistance to Shelter Network. See Program 7-D. • City's ad hoc committee on homeless is no longer active. • CDBG – See Program 7-D • City supports county efforts related to regional homeless shelter.
Do you recommend continuing the program?		<div style="display: flex; align-items: flex-start;"> <div style="flex: 1;"> <input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program </div> <div style="flex: 2; padding-left: 10px;"> <i>How would you change the program to make it more successful? Existing program is too general. Address homeless needs through SB-2.</i> </div> </div>

San Bruno Housing Element
Appendix A: Detailed Program Accomplishments During Last Cycle

<p>Program 7-F: Revise the City's Zoning Ordinance to permit homeless shelters and transitional housing facilities in appropriate zoning districts within the City.</p> <ul style="list-style-type: none"> The City will study appropriate zoning districts—such as commercial or institutional—for homeless shelters and transitional housing. The City will include shelter allowances in the Zoning Ordinance Update. (2005) <p><i>Responsibility: Community Development Dept</i></p>		
Funding sources & funding amount (1999-2006):	None	
Has the program been successful? <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> The city's Zoning Code update is scheduled in 2009. The City will designate sites for homeless shelters and transitional housing facilities in accordance with SB2 City has met with non-profit housing developers, including HIP, to discuss the possibility of supportive housing. City staff met with St Bruno's shelter—see 7-G 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<p><i>How would you change the program to make it more successful? Make this program consistent with SB2</i></p>
<p>Program 7-G: Provide technical assistance to emergency and transitional shelter providers in finding appropriate sites within San Bruno.</p> <ul style="list-style-type: none"> The City will provide technical assistance to transitional and emergency shelter providers on a case-by-case basis. (Ongoing) <p><i>Responsibility: Community Development Dept</i></p>		
Funding sources & funding amount (1999-2006):	See Program 7-E.	
Has the program been successful? <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral	<p><i>Why or why not?</i></p> <p>In 2008, City staff, police, and county housing representative met with St Bruno's Catholic Church, which is looking for sites to expand their homeless services. St Bruno's has several single family homes in the city that accommodate homeless people and is interested in expanding that program. The City will continue to work with St Bruno's identify suitable sites for homeless housing.</p>	

Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> Consider consolidating some of these homeless policies to develop more streamlined policies for homeless issues, addressing SB-2
Program 7-H: Work with the Ad Hoc Committee on Homeless to consider allowing small homeless shelters (10 or fewer beds) by-right in local church facilities. <ul style="list-style-type: none"> The City will prepare and adopt a Small Shelters Ordinance that would allow small homeless shelters by-right in local church facilities. (2004) <i>Responsibility: Community Development Dept</i>		
Funding sources & funding amount (1999-2006):		
Has the program been successful? <input type="checkbox"/> Successful <input checked="" type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> This program was not addressed during the housing element cycle. The ad hoc committee is no longer active. 	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> To be considered during Housing Element update in 2009, modify the program to be consistent with SB-2, consider combining 7-H and F; consider ways to strengthen the ad hoc committee.
Program 7-I: Prepare and adopt a Reasonable Accommodation Ordinance to guide provision of housing for persons with disabilities. <ul style="list-style-type: none"> The City will prepare and adopt a Reasonable Accommodation Ordinance to ensure provision of housing for persons with disabilities. (2005) <i>Responsibility: Community Development Dept</i>		
Funding sources & funding amount (1999-2006):	None	
Has the program been successful? <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral	<i>Why or why not?</i> This program was not considered during the housing element cycle.	

San Bruno Housing Element
Appendix A: Detailed Program Accomplishments During Last Cycle

Do you recommend continuing the program?	<input type="checkbox"/> Keep Program	<i>How would you change the program to make it more successful?</i> Include the reasonable accommodation provisions as a Housing Element policy.
	<input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	

Potentially Available Sites		
Goal 8.0: Address the projected regional housing need and increase the availability of affordable housing in San Bruno by dispersing new affordable housing throughout the community on vacant or reusable land.		
Program 8-A: Support redevelopment of the former U.S. Navy site according to the U.S. Navy Site and Environs Specific Plan, featuring an appropriate mix of housing types and non-residential uses to serve the needs of San Bruno residents. <ul style="list-style-type: none"> The City will continue to support redevelopment of the U.S. Navy site according to the U.S. Navy Site and Its Environs Specific Plan. (Ongoing) The development agreement for The Crossing (U.S. Navy Site) addresses appropriate mix of land uses, including mixed-use, office, and high-density housing. (2002) <i>Responsibility: Community Development Dept, Redevelopment Agency</i>		
Funding sources & funding amount (1999-2006):	None	
Number of units assisted (1999-2006):	Total: 97 (If Known) Moderate: Low: Very-Low: 97	
Quantified objective (2007-2014):	Total: (If Known) Moderate: Low: Very-Low:	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> Three of four residential phases have constructed (713 units). The fourth and last phase is under construction with expected completion in Winter 2009 (350 units). 	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input checked="" type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> The project will be complete in 2009-10. This program is no longer necessary, unless the City wishes to encourage designating units in the SNK condominium project for moderate-income homebuyers.

Program 8-B:

Designate the following vacant and reusable sites to encourage the development of a variety of housing types to address the needs of all incomes. Densities shall be compatible with the surrounding uses, consistent with available service capacities, and environmental constraints, and in accordance with existing City ordinances.

- a. Skyline College #1 (undeveloped, 20 acres). General Plan designation: Low Density Residential.
 - b. Skyline College #2 (undeveloped, 6.4 acres). General Plan designation: Low Density Residential.
 - c. Moreland Drive (undeveloped, 1.2 acres). General Plan designation: Low Density Residential.
 - d. Carl Sandburg School site (9 acres). General Plan designation: Low Density Residential.
 - e. Willard Engvall School site (20 acres). General Plan designation: Low Density Residential.
 - f. Crestmoor High School site (19 acres). General Plan designation: Low Density Residential.
 - g. Edgemont School site (2 acres). General Plan designation: Low Density Residential.
- The City has already designated identified sites for residential uses. Development and/or reuse will occur according to market forces. (Ongoing)
 - On district-owned sites, residential development may occur when the school district takes action.

Responsibility: Community Development Dept, Redevelopment Agency, Skyline Community College District, San Bruno Park School District, San Mateo Unified High School District

Funding sources & funding amount (1999-2006):	None	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	Why or why not? <ul style="list-style-type: none"> • Housing development has occurred on some sites and all remaining sites are zoned residential. • Sites a and b have been constructed. Sites c and d are under construction. • Skyline College 1 & 2 (Marisol subdivision, 115 single family detached homes) was completed between 2003 and 2005. • Moreland Drive residential development, 5 single family homes, was completed in 2006 • Carl Sandburg School site purchased by Summerhill Homes in 2005. Construction of 70 single family detached homes half complete, with expected completion in 2009-10. • General Plan update, scheduled for adoption in 2009, designates all of remaining school sites for housing. 	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> Update list.

San Bruno Housing Element
Appendix A: Detailed Program Accomplishments During Last Cycle

<p>Program 8-C: Examine all vacant and underutilized parcels for potential housing, mixed-use, and/or transit-oriented development during the General Plan Update in 2003.</p> <ul style="list-style-type: none"> The City will adopt changes in land use designations during the upcoming General Plan Update (2003) and consequent Zoning Ordinance Update (2005). During revision and adoption of the General Plan Update, the City will consider appropriate vacant and underutilized sites within the City limits for potential re-designation for housing, mixed-use, or transit-oriented development. Sites for consideration are shown in Figure 7.1-1, as considered during a joint City Council, Planning Commission, and General Plan Update Committee meeting in October 2002. The City Council is currently considering "transit-oriented development" zoning districts for the BART, Caltrain, and SamTrans transit areas. (2003) <p><i>Responsibility: Community Development Dept</i></p>		
<p>Funding sources & funding amount (1999-2006):</p>		
<p>Has the program been successful?</p> <p> <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral </p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> The city is examining sites for potential housing and mixed-use development through the General Plan Update, Housing Element and Transit Corridors Plan The General Plan Update includes Transit-Oriented Development and Multi Use Residential zoning districts for the BART, Caltrain, and SamTrans transit areas and El Camino Real. (2009) The City is in the process of preparing the Downtown and Transit Corridors Plan which will evaluate sites for a range of housing types to foster compact development and increased transit ridership. The Zoning Ordinance update will occur in 2009. 	
<p>Do you recommend continuing the program?</p>	<p> <input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program </p>	<p><i>How would you change the program to make it more successful?</i></p> <p>Modify policy to reflect Transit Corridors Plan efforts, and identification of sites through HE update process</p>

Program 8-D:

Allow residential uses in second stories over commercial uses in Downtown. Consider allowing mixed-use development along El Camino Real and San Bruno Avenue during the General Plan Update in 2003.

- The City will adopt changes in land use designations during the upcoming General Plan Update (2003) and consequent Zoning Ordinance Update (2005).
- The Redevelopment Plan currently allows residential over commercial uses along San Mateo Avenue within the Central Business District. (Ongoing)
- Mixed-use development may include housing above ground-floor retail or office uses. Underground or structured parking may be necessary. Incentives for mixed-use development may include increased housing densities, reduced parking requirements, fee waivers, fast-track permit processing, etc.
- During revision and adoption of the General Plan Update, the City will consider appropriate vacant and underutilized sites within the City limits for potential re-designation for mixed-use or transit-oriented development. Sites for consideration are shown in Figure 7.1-1, as considered during a joint City Council, Planning Commission, and General Plan Update Committee meeting in October 2002.

Responsibility: Community Development Dept, Redevelopment Agency

Funding sources & funding amount (1999-2006):	None	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> • C-B-D zoning in downtown allows mixed-use development, with residential over commercial. • The draft GPU includes Transit Oriented Development zone and Multi-Use Residential Focus along El Camino Real that allow residential uses over commercial uses. • The zoning code will be updated to reflect the new General Plan land uses in 2009. 	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> Most of this Program will be accomplished with the adoption of the General Plan Update. Modify to focus on zoning code update and Transit Corridors Plan.

Program 8-E:

Reduce parking requirements for new or reuse housing projects along transit corridors and adjacent to transit stations, as well as within the Medium Density (R-3) and High Density (R-4) zones.

- The City will clarify parking requirements in transit areas and multifamily zones in the Zoning Ordinance Update. (2005)
- The City Council is currently considering “transit-oriented development” zoning districts for the BART, Caltrain, and SamTrans transit areas. (2003)

Responsibility: Community Development Dept

San Bruno Housing Element
Appendix A: Detailed Program Accomplishments During Last Cycle

Funding sources & funding amount (1999-2006):	None	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> • Parking requirements were reduced for residential projects at the Crossing, TreeTops and Downtown Mixed Use project (Pacific Bay Vistas). • City will study parking requirements in transit areas and multifamily zones in the Downtown & Transit Corridors Specific Plan and the Zoning Ordinance Update in 2009. 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>
<p>Program 8-F: Develop and implement an on-going voter education program to inform residents of the need for affordable housing and ways the electorate can support its development.</p> <ul style="list-style-type: none"> • The City will develop a voter-education program addressing provision of affordable housing. Potential media to be used include newspaper articles, bulletins and informational handouts, cable television, community workshops, and the City's Focus newsletter. (2004) • In the voter-education program, identify the successful production of affordable housing on The Crossings site (U.S. Navy Site). Note that voter-approval of increased building heights and a parking structure has contributed to the financial feasibility of the affordable housing. <p><i>Responsibility: Community Development Dept</i></p>		
Funding sources & funding amount (1999-2006):	<ul style="list-style-type: none"> • None 	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> • Successful because there has been little opposition to affordable housing at the Crossing, the BMR program, and imposition of affordable housing in-lieu fees. • Education to inform residents of the need for affordable housing was addressed during the adoption of the Inclusionary housing ordinance and the General Plan update. • The Downtown & Transit Corridors Plan also addresses this issue in public workshops. • Articles in Focus address affordable housing issues 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> This program needs to be emphasized more. The Transit Corridors Plan and Housing Element update present opportunities for this.

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Appendix B: California Housing Element Requirements and Where Addressed

This appendix summarizes California Housing Element Law requirements and is intended to parallel and enhance the housing element review worksheet used by HCD. The page numbers in [brackets] following the summary text refer to the location in this Housing Element where each State requirement is addressed. When there are multiple consecutive pages addressing the issue, only the first page number is provided.

PUBLIC PARTICIPATION

- 1 Demonstrate a diligent effort to achieve public participation of all economic segments of the community. (GC 65588(c)) [Page 1-3]
- 2 Description of how public input was or will be incorporated in the element. (GC 65588(c)). [Page 1-3]

REVIEW AND REVISION (RHNA ACCOMPLISHMENTS FROM LAST CYCLE)

- 3 **Effectiveness of the Element.** A review of the actual results of the previous element's goals, objectives, policies, and programs, quantified where possible. (GC 65588(a)(2)) [Pages 1-2 and 4-2, Appendix A]
- 4 **Progress in Implementation.** An analysis of the significant differences between what was planned in the previous element and what was achieved. (GC 65588(a)(3)) [Pages 1-2 and 4-2, Appendix A]
- 5 **Appropriateness of Goals and Programs.** A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the previous element. (GC 65588(a)(3)) [Appendix A, and interspersed throughout text, e.g. Page 3-9 which describes how a few good policies are continued from the last cycle.]

EXISTING HOUSING NEEDS

- 6 **Population, Employment, and Household Characteristics.** Government Code Section 65583(a) requires "An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs." This assessment includes an analysis of population and employment trends (GC 65583 (a)(1)) and household characteristics (GC 65583 (a)(2)). [Pages 2-1 through 2-10]

	Owner	Renter	Total	Page #
Number of existing households	9,356	5,428	14,784	2-4
Total households overpaying for housing	2,935	2,245	5,198	2-13
Lower income households overpaying	1,892	1,880	3,772	2-13
Total number of existing extremely low-income households	719	745	1,464	2-11

Total number of projected extremely low-income households 10-13% of all households 2-11

- 7 **Overpayment and Overcrowding.** Government Code Section 65583(a) requires "...an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition" (GC 65583 (a)(2)). [Pages 2-13 and 2-14]
- 8 **Extremely-Low Income Households' Housing Needs.** Government Code Section 65583(a) requires "Documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely-low income households (GC 65583 (a)(1))." [Page 2-10]
- 9 **Housing Stock Characteristics.** Government Code Section 65583(a) requires an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition, (Section 65583 (a)(2)). [Page 2-14]

	Owner	Renter	Total	Page #
Housing conditions: units needing rehabilitation/replacement			2,000	2-15
Overcrowded households	727	1,153	1,880	2-13
Housing costs (for sale and rental)			See text	2-12
Housing units by type			See Table 2.5-2	2-15
Vacancy rates			See Table 2.5-1	2-14

- 10 **Identification and Analysis of Developments At-Risk of Conversion.** Pursuant to Government Code Section 65583, subdivision (a), paragraph (8), this sub-section should include an analysis of existing assisted housing developments (as defined by the statute) that are eligible to change from low-income housing uses during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. [Pages 2-16 and 4-2]
- 11 **Opportunities for Energy Conservation.** Government Code Section 65583(a)(7) requires "an assessment of housing needs and inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include the following: An analysis of opportunities for energy conservation with respect to residential development." [Pages 2-28 and 5-19, Goal 4 Programs]

SPECIAL HOUSING NEEDS

- 12 **Persons with Special Housing Needs.** Government Code Section 65583(a)(7)) requires "An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter..." [Page 2-19]

	Owner	Renter	Total	Page #
Persons with disabilities			10,586	2-19
Elderly	2,300	340	2,630	2-22
Large households (5 or more persons)	1,170	710	1,880	2-21
Farmworkers (seasonal and permanent)			n/a	2-28
Female-headed households			3,954	2-21
Homeless (total count)			55	2-25

PROJECTED HOUSING NEEDS

- 13 Regional Housing Needs Allocation.** The element shall contain an analysis of population and employment trends and documentation of projections and quantification of the locality's existing and projected housing needs for all income levels. These projected needs shall include the locality's share of the regional housing need in accordance with Section 65584 (Government Code Section 65583(a)(1)). [Page 2-32]

SITES INVENTORY AND ANALYSIS

- 14 Inventory of Land Suitable for Residential Development.** Government Code Section 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2). [Page 4-17]

	Page #
Listing of properties by parcel number or unique reference (GC 65583.2(b)(1))	4-17
Listing of properties by size (GC 65583.2(b)(2))	4-17
Listing of properties by general plan designation and zoning (GC 65583.2(b)(2))	4-17
For non-vacant sites, description of existing uses (GC 65583.2(b)(3))	4-17
Map of sites (GC 65583.2(b)(7))	4-16

- 15 Environmental Constraints and Adequate Infrastructure Capacity.** Government Code Section 65583.2(b)(4) requires a general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction. This information need not be identified on a site-specific basis. [Pages 3-16 (infrastructure) and 3-24 (environmental constraints)]
- 16 Realistic Development Capacity.** Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to demonstrate the projected residential development capacity of the sites identified in the housing element can realistically be achieved. Based on the information provided in subdivision (b), a city or county shall determine whether each site in the inventory can accommodate some portion of its share of

the regional housing need by income level during the planning period, as determined pursuant to Section 65584. The number of units calculated shall be adjusted as necessary, based on the land use controls and site improvements requirement identified in paragraph (4) of subdivision (a) of Section 65583. [Page 4-14]

- 17 **Analysis of Non-Vacant and Underutilized Sites.** The inventory sites that have potential for residential developed can include non-vacant and underutilized sites (Section 65583.2(b)(3)). The element must include an explanation of the methodology for determining the realistic buildout potential of these sites within the planning period (Section 65583.2(g)). [Page 4-14, 4-17]
- 18 **Zoning Appropriate to Accommodate the Development of Housing Affordable to Lower-Income Households.** The densities of sites identified in the inventory must be sufficient to encourage and facilitate the development of housing affordable to lower-income households (Section 65583.2(c)(3)(A) & (B)). [Pages 4-10, 4-15, 4-23]
- 19 **Zoning for Emergency Shelters and Transitional Housing.** Government Code Section 65583(a)(4) and requires the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelters identified in paragraph (7) of Government Code Section 65583(a), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. Government Code Section 65583(c)(1) requires “As part of the analysis of available sites, a jurisdiction must include an analysis of zoning that encourages and facilitates a variety of housing types...including emergency shelters and transitional housing.” [Pages 4-15 and 5-28 (Program 6-D)]
- 20 **Zoning for a Variety of Housing Types.** Government Code Section 65583 requires the housing element to shall identify adequate sites for a variety of housing types including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. [Pages 3-4, 4-10, 5-17, 5-28, 5-29, Programs 2-H, 2-G, 3-G, 6-D, 6-E...]
- 21 **Second Units.** Government Code Section 65583.1(a) allows a city or county to identify sites for second units based on the number of second units developed in the prior housing element planning period whether or not the units are permitted by right, the need for these units in the community, the resources or incentives available for their development, and any other relevant factors, as determined by the department. [Pages 3-11, 4-15, 5-4, 5-25, Programs 1-C, 5-J]
- 22 **Adequate Sites Alternative.** Government Code Section 65583.1 (a) and (c) allows second units and, under prescribed conditions, units that are substantially rehabilitated, converted from market rate to affordable, or where unit affordability is preserved to be counted towards the adequate sites requirement. [Pages 4-15 and 4-23]

CONSTRAINTS

- 23 **Land Use Controls.** Government Code Section 65583(a) requires “An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels,...including land use controls, building codes and their

- enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures...” [Page 3-1]
- 24 **Fees and Exactions.** Government Code Section 65583(a) requires “An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels...including...fees and other exactions required of developers, and local processing and permit procedures...” [Page 3-13]
- 25 **Processing and Permit Procedures.** Government Code Section 65583(a) requires “An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels,...including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures...” [Page 3-12]
- 26 **Codes and Enforcement and On/Off-Site Improvement Standards.** Government Code Section 65583(a) requires “An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels,...including land-use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures...” [Page 3-18]
- 27 **Housing for Persons with Disabilities.** Government Code Section 65583(a)(4) requires: “an analysis of potential and actual government constraints upon the maintenance, improvement or development of housing... for persons with disabilities as identified in the analysis pursuant to paragraph (4) of subdivision (a), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting ... the need for housing for persons with disabilities (see Screen 7). Government Code Section 65583(c)(3) requires the housing element provide a program to “address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities. The program shall remove constraints to and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.” [Page 3-8]
- 28 **Non-Governmental Constraints.** Government Code Section 65583(a)(6) requires “An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing [Page 3-28], the price of land [Page 3-26], and the cost of construction” [Page 3-27].

PROGRAMS

- 29 **Program Overview and Quantified Objectives.** Government Code Section 65583(c) requires that “the element shall contain a program which sets forth a five-year schedule of actions the local governments is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available.” Government Code Section 65583(b) requires that “the element shall include a statement of the community’s goals, quantified objectives and policies relative to the

maintenance, preservation, improvement and development of housing. [Pages 4-23, 5-1, and 5-2]

- 30 **Adequate Sites.** Identify actions that will be taken to make sites available during the planning period of the general plan with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Government Code Section 65583(c)(1)) [Page 5-8, Programs under Goal 2]

	Page #
Programs to provide capacity to accommodate regional need	5-8 through 5-13, Programs 2-A through 2-J
Programs to provide sites to accommodate all income levels	5-10, 5-11, 5-12, Programs 2-D, 2-G, 2-H
Program for a variety of housing types	5-9, 5-10, Programs 2-B, 2-D

- 31 **Assist with Development.** Assist in the development of adequate housing to meet the needs of extremely-low, very-low, low-, and moderate-income households (Government Code Section 65583(c)(2)). [Page 5-14, Programs under Goal 3]

	Page #
Utilize federal, State, and local financing and subsidies	5-14 through 5-18, Programs 3A through 3J

- 32 **Conserve and Improve the Existing Housing Stock.** Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action (Government Code Section 65583.(c)(4)). [Page 5-3, Programs under Goal 1]

- 33 **Preserve Units At-Risk of Conversion to Market Rate Uses.** Preserve for lower-income households the assisted housing developments identified pursuant to paragraph (8) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (8) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance (Government Code Section 65583(c)(6)). [Page 5-15, Program 3-D]

- 34 **Address and Remove or Mitigate Constraints.** Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons

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with disabilities. The program shall remove constraints to, or provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities (Government Code Section 65583(c)(3)). **[Pages 5-9, 5-16, 5-28, 5-29, Programs 2-B, 3-F, 6-D, 6-E, 6-F]**

	<i>Page #</i>
Land-use controls	5-17, 5-18, Programs 3-H and 3-I
Building codes	5-18, Program 3-J
Site improvements	5-19, 5-20, Programs 4-A through 4-E
Fees and exactions	5-24, Program 5-G
Processing and permit procedures	5-7, 5-9, 5-16, 5-24, Programs 1-I, 2-C, 3-F, 5-G
Housing for persons with disabilities	5-16, Program 3-F

35 Equal Housing Opportunities. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability (Government Code Section 65583(c)(5)). **[Page 5-22, Programs under Goal 5]**

36 Redevelopment Agency's Low-/Moderate-Income Housing Fund. Government Code Section 65583(c) requires "A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element. The policies, goals, and objectives of the housing element can be addressed through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in the low- and moderate-income housing fund of an agency, if the locality has established a redevelopment project area pursuant to Community Redevelopment Law (Division 24 commencing with Section 33000 of the Health and Safety Code). **[Page 5-23, Program 5-D]**

OTHER TOPICS

	<i>Page #</i>
Description of means by which consistency will be achieved and maintained with other general plan elements (GC Section 65583(c)(6)(B) and Qs and As, page 65).	1-2, 4-10 and 5-8, Program 2-A
Construction, demolition and conversion of housing for lower-and moderate-income households in the coastal zone (GC Section 65588(c) and (d)) and Qs and As, page 65).	n/a
Priority water and sewer services procedures for developments with units affordable to lower-income households (GC Section 65589.7 and Qs and As, page 66).	5-19, Program 4-D

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